Adur District Council

Development Management

Miss Vicci Lewis
Green Plat Building Design Services
Green Plat
Spatham Lane
Ditchling
Hassocks
East Sussex
BN6 8XH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1752/15

Details of Development
REMOVE EXISTING GARAGE AND GARDEN SHED AND CONSTRUCT GRANNY ANNEXE IN REAR GARDEN

Location of Development
42 ST JULIANS LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6EH

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 3rd December 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
11/03/2016

Adur District Council
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SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be implemented in accordance with the following approved plans:

Existing layout drawing number PO4 received 3 December 2015
Block and Location Plan drawing number PO5 rev B received 4 February 2016
Proposed Floor Plan drawing number PO2 rev A received 4 February 2016
South and East elevations of proposed granny annexe drawing number PO1 rev A sheet 1 of 3 received 4 February 2016
North and West elevations of proposed granny annexe drawing number PO1 rev A sheet 2 of 3 received 4 February 2016
Existing South and East Elevations drawing number PO3 sheet 1 of 2 received 3 December 2015
Existing North and West Elevations drawing number PO3 sheet 2 of 2 received 3 December 2015
North and East elevations (wall omitted for clarity) of proposed granny annexe drawing number PO1 rev A sheet 3 of 3 received 4 February 2016

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. Notwithstanding the provisions of the General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) no direct independent access shall be formed across any part of the curtilage of No. 42 St Julians Lane to give access to the new annex.

Reason: *To prevent separate and self contained accommodation being created in the interest of local character and neighbour amenity having regard to saved Local Plan policy AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings and the National Planning Policy Framework.*

04. Notwithstanding the provisions of the General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) the garden shall not be divided in any way to create separate and self contained garden accommodation for the annex building hereby approved.

Reason: *To ensure the annex remains in ancillary use and sufficient garden is retained to the overall site in the interest of occupiers living conditions and local character having regard to saved Local Plan policy AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings and the National Planning Policy Framework.*

Cont…/

05. The annex accommodation hereby permitted shall only be occupied by the parents of the applicants or for purposes solely incidental to the occupation of 42 St Julians Lane as a dwelling and at no time shall be occupied as an independent planning unit of residential accommodation.

Reason: *The provision of an independent unit of residential accommodation would not be acceptable in this location.*

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the annexe hereby permitted shall not be further extended or altered in any way except by way of a planning application to the Local Planning Authority.

Reason: *Further extensions or alterations to the building may adversely affect the amenities of neighbouring properties.*

07. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows, solar panels and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

08. The development hereby permitted shall not be occupied until a planting scheme to be approved in writing by the Local Planning Authority has been planted along the western boundary of the rear garden;. In the event that any planting dies or become seriously damaged or diseased within a period of five years following planting they shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies AB25-27 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/1752/15

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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.