Adur District Council

Development Management

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0293/16

Details of Development
RETROSPECTIVE APPLICATION FOR CONVERSION OF EXISTING PLAYROOM (10 YEARS OLD) TO A SELF-CONTAINED UNIT FOR A DEPENDANT RELATIVE.

Location of Development
108 DOWNSWAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WD

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 29th February 2016.

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
23/04/2018

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SITE PLAN		29.02.2016
PROPOSED PLANS	Drg No 16/1104/01	29.02.2016
BLOCK PLAN		29.02.2016

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

02. Within six months of this consent, the following measures shall be completed to the satisfaction of the Local Planning Authority:

- Provision of full structural details of how this annexe has been constructed and any consequent remedial works specified by the Local Planning Authority.
- Provision of Manufacturer's details of the roofing material demonstrating what designation the roofing material achieves and any consequential remedial works specified by the Local Planning Authority.
- Provision of details for damp proofing and any consequential remedial works specified by the Local Planning Authority.
- Provision of details of insulation has been installed and whether or not this achieves the required U values and any consequential remedial works specified by the Local Planning Authority.
- Provision of details of the drainage, including confirmation of where the surface water from the roof discharges and any consequential remedial works specified by the Local Planning Authority.
- Confirmation that the mechanical ventilation (terminating to the exterior) for the shower room and kitchen has been installed and any consequential remedial works specified by the Local Planning Authority.
- Confirmation of how this Annexe is heated and hot water provided and any consequential remedial works specified by the Local Planning Authority. Details of the means of escape and any consequential remedial works specified by the Local Planning Authority.
- Provision of an Appropriate Electrical Installation certificate and any consequential remedial works specified by the Local Planning Authority.

Reason: *To ensure the living accommodation in the annexe is sustainable, safe, usable and efficient in accordance with the National Planning Policy Framework.*

03. Notwithstanding the description of the proposal, the unit hereby approved shall not be used for independent living or as a self-contained unit. It shall only be used as an annexe to the parent dwelling (108 Downsway) and in no circumstances occupied by anyone other than a dependent relative. No physical works to the curtilage of the parent dwelling which would facilitate the use of the unit as an independent dwelling shall be undertaken and no separate passageway to the annexe independent of the parent dwelling shall be formed or delineated by any means.

Reason: *The annexe is unsuitable for use as an independent residential dwelling due to its size, siting and relationship to the host dwelling and the above controls would discourage such a use in accordance with The National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0293/16

TOWN AND COUNTRY PLANNING ACT 1990
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.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).