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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0071/07

Mr Ian Bridle
Barn Lodge
53 Manor Road
Lancing
West Sussex
BN15 0EY

Details of Development
CONVERSION OF BARN TO ONE-BEDROOM ANNEXE FOR A DEPENDANT RELATIVE (RETAINING TWO OF THE EXISTING THREE GARAGES) WITH INSTALLATION OF ROOFLIGHTS IN ROOF SLOPES AND DOOR AND WINDOW IN S.SIDE

Location of Development
53 MANOR ROAD LANCING WEST SUSSEX BN15 0EY

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 27th February 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 5th day of April 2007

SCHEDULE

Reasons for Granting Permission

01. The proposed conversion of the existing barn to an annex would make effective use of the building for purposes incidental to the existing dwelling and would help to preserve this historic barn, thereby also preserving the character and appearance of the Conservation Area. The alterations proposed would not harm its appearance or character and the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detriment to highway safety. It would consequently accord with the policies AG1 and AB4 of the Adur District Local Plan and LOC1, ERA1, ERA4 and DEV1 of the West Sussex Structure Plan .

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 proposed rooflights shall be of the Conservation type and shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

Reason: *To preserve the character of the Conservation Area as required by policies AB4 of the Adur District Local Plan and ERA4 of the West Sussex Structure Plan.*

03. The annex hereby permitted shall be occupied solely by a dependant relative of the occupiers of No. 53 Manor Road, Lancing and for no other use and it shall not be used as a separate unit of accommodation or for any other purposes which are not incidental to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwelling.

Reason: *In the interests of residential amenity having regard to policy AH8 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. Notwithstanding the details shown on the submitted plans, the proposed easternmost rooflight in the south roof slope shall either be deleted or re-postioned 1.5m westwards of its position shown on the plan.

Reason: *To reduce risk of overlooking of the neighbouring house to the east having regard to policy AH8 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*