Adur District Council

Development Management

Mr Brian Elstone
Brian Elstone Surveying Services Ltd
14 Sutton Avenue
Rustington
West Sussex
BN16 2ET

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0379/15

Details of Development
ANNEX OUTBUILDING TO REAR (SOUTH WEST) OF HOUSE

Location of Development
LITTLE VINES WEST STREET SOMPTING LANCING WEST SUSSEX

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 March 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
15/01/2016

Adur District Council
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SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission:-

    1107-025-Rev A Location and site plans Received 16.10.15
    1107-026-Rev A floorplan and elevations Received 14.12.15

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

03. The annexe hereby approved shall not be occupied by anyone other than a dependent relative and in no circumstances shall be occupied as an independent residential dwelling. Notwithstanding the General Permitted Development Order 2015 or any successive amendment or revocation, no existing windows in the parent house on the west elevation adjacent to the side passage or openings in the approved annexe, shall be blocked off and no additional openings to the annexe shall be inserted. Notwithstanding the General Permitted Development Order 2015 or any successive amendment or revocation, no fence or other enclosing structure shall be sited within 15 ms south or east of the annexe.

    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.*

04. The annexe shall not be occupied unless and until the raised boundary fence and trellis as shown in the drawings has been erected for the length of the common boundary with The Old Post office from the NW corner of the garden of the application site adjacent to the rear garden of The Old Post office and proposed annexe to a point southwards for at least 15 ms. The said raised boundary fence and trellis shall be retained thereafter.

    Reason: *To screen the annexe and its immediate curtilage from the garden of The Old Post Office in the interest of neighbour amenity in accordance with The National Planning Policy Framework.*

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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.