ADUR DISTRICT COUNCIL

Mr Oliver Wright
Annexe Planning
20 Dancers Hill
Gloucester
GL4 5TY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0194/20

Details of Development
DEMOLITION OF EXISTING OUTBUILDINGS AND ERECTION OF A TIMBER PRE-FABRICATED SINGLE STOREY BUILDING FOR USE AS A GRANNY ANNEXE, ANCILLARY TO THE MAIN DWELLING

Location of Development
157A MIDDLE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6LG

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 4th February 2020.

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
24/03/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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
DESIGN & ACCESS STATEMENT		04.02.2020
EXISTING LOCATION & BLOCK PLANS	1825.2 Rev 2	13.03.2020
PROPOSED BLOCK PLAN & ELEVATIONS	1825.2 Rev 2	13.03.2020

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

02. 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.*

03. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 157A Middle Road, Shoreham, BN43 6LG.

Reason: *To enable the Local Planning Authority to maintain strict control over the use of the land in the interest of local character and neighbour amenity and to prevent the creation of a small and under-resourced unit of accommodation having regard to Local Plan policies 2 and 15, 'Development Management Standard No. 1 Space Around Dwellings' and 'Development Management Standard No. 2 Extensions and Alterations to Dwellings' and the National Planning Policy Framework .*

04. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no direct independent access from Middle Road shall be formed across any part of the curtilage of No. 157 A Middle Road to give access to the new annexe.

Reason: *To prevent separate and self contained accommodation being created in the interest of local character and neighbour amenity having regard to Adur Local Plan policies 2 and 15, 'Development Management Standard No. 1 Space Around Dwellings' and 'Development Management Standard No. 2 Extensions and Alterations to Dwellings' and the National Planning Policy Framework.*

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05. Notwithstanding the provisions of the General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) the rear garden shall not be divided in any way to create separate and self contained garden accommodation for the annexe building hereby approved.

Reason: *To ensure the annexe 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 policies 2 and 15 of the Adur Local Plan, 'Development Management Standard No. 1 Space Around Dwellings' and the National Planning Policy Framework.*

06. The new fence shown on revised drawing 1825.2 Rev 2 received 13.3.2020 shall be erected prior to first occupation of the annexe building and retained thereafter.

Reason: *In the interest of neighbour amenity having regard to policy 15 of the Adur Local Plan.*

07. On installation the wet room window shall be obscurely glazed and non-opening below 1.7 metres and shall be retained as such thereafter.

Reason: *In the interest of neighbour amenity having regard to policy 15 of the Adur 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.

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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).