Adur District Council

Development Management

Mr Mel Humphrey RICS C.Build E MCABE
39 Northease Drive
Hove
East Sussex
BN3 8PQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1234/17

Details of Development
RETENTION OF TWO DETACHED OUTBUILDINGS EACH WITH VERANDAH ON NORTH AND SOUTH SIDES OF REAR GARDEN (RETROSPECTIVE). BUILDING TO THE NORTH TO REMAIN IN CURRENT POSITION WITH ARTIFICIAL GRASS ROOF COVERING PROPOSED AND BAMBOO SCREENING ON THE NORTH SIDE OF THE BUILDING.

Location of Development
THE BOAT HOUSE SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 9th August 2017.

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
31/01/2018

Adur District Council
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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 PROPOSED DETAIL	Drg No 1 of 1	27.11.2017
GARDEN SHED DETAILS	2017/72 June 2017	18.12.2017
ARTIFICIAL GRASS DETAILS		18.12.2017
PROPOSED PHOTO		18.12.2017

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

02. The two outbuildings hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse, The Boat House, and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen) including occasional overnight sleeping accommodation. The northernmost outbuilding shall be for daytime use only between the hours of 8am and 11pm only.

Reason: *In the interests of residential amenity having regard to Policy 15 of the Adur Local Plan.*

03. The artificial grass roof covering 'Yorkshire Dales' shall be installed in line with the manufacturer's instructions by 31st March 2018 at the latest and shall be maintained, cleaned and replaced if necessary to remain at all times of a satisfactory finish and appearance. The roof covering shall be in accordance with details contained within the email from the applicant dated 15th Dec 2017 and the additional, approved plans showing details of the grass and artists impression of the final result.

Reason: *In the interests of residential amenities and to accord with Policy 15 of the Adur Local Plan.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those shown on the approved plans as existing on site January 2018) shall be formed in either of the outbuildings hereby permitted.

Reason: *To prevent overlooking and to comply with Policy 15 of the Adur Local Plan.*

05. A planted bamboo screen shall be installed along the entire rear (north) elevation of the northern building. Planting shall be completed by 30th April 2018 at the latest and each plant shall be a minimum of 2.5 metres in height. Any damaged or dying plants shall be replaced within the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of residential amenity and to accord with 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).