ADUR
DISTRICT COUNCIL

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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/0285/09**

Mrs Wendy Andre
Old Erringham Hall
Steyning Road
Shoreham-by-Sea
West Sussex
BN43 5FD

Details of Development
TWO-BAY OAK-FRAMED BARN FOR USE AS GARAGE

Location of Development
OLD ERRINGHAM HALL STEYNING ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5FD

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 July 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

13/10/2009

SCHEDULE

Reasons for Granting Permission

01. The barn hereby permitted would preserve the character of the listed building, its setting and any features of special architectural, archaeological or historic interest. It would not be harmful to the visual quality and distinctive characteristics of the Area of Outstanding Natural Beauty and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB1, AB11, AC2 and AH7).

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. This permission relates to the application as amended by the revised site location plans received on 1 September 2009.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB1 of the Adur District Local Plan.*

03. No development shall be carried out unless and until samples of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AB11 of the Adur District Local Plan.*

04. If, during the period of construction of the barn hereby approved, the existing hardstanding or ground immediately surrounding the development site need to be disturbed, broken or lifted, then no further development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *The site is of archaeological significance and it is important that it is recorded by excavation and to comply with policy AB1of the Adur District Local Plan.*