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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/0058/10**

Mr Jon Turner
Turner Associates
19a Wilbury Avenue
Hove
East Sussex
BN3 6HS

Details of Development
DEMOLITION OF EXISTING MODERN BARN AND CARPORT AND ERECTION OF A DETACHED TWO-BEDROOM ANCILLARY ANNEX FOR GUESTS

Location of Development
SOMPTING PEVEREL CHURCH LANE 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 25th February 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

16/04/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not cause harm to the setting of the adjacent listed building or Conservation Area and can take place without affecting the landscape of the South Downs National Park or the open character of the strategic gap. Provided the building is used as an annex to the existing house and not as a separate dwelling, it does not conflict with the policies of the Adur District Local Plan (AG1, AC1-4) or the South East Plan (SCT1, C3, CC6, BE6).

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 building shall be used only as an annex for guests ancillary to the existing dwellinghouse at Sompting Peverel and shall not be used as a separate dwellinghouse.

Reason: *The site is located within the South Downs National Park and strategic gap of countryside within which a new dwellinghouse would be contrary to the policies of the Adur District Local Plan (AG1, AC1-4) and the South East Plan (C1-2).*

03. No development shall be carried out until the existing modern flint barn and car port as denoted in the application and on plan TA381/02 have been demolished, the debris removed and the ground surface reinstated.

Reason: *To ensure no increase in built development on the site and accord with policies AC1-4 of the Adur District Local Plan.*

04. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, windows, doors and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority. These details shall accord with the submitted plans and Design and Access Statement.

Reason: *In the interests of visual amenity and to comply with policy AB4 and AB11 of the Adur District Local Plan.*

PTO

05. Any walling shall conform with a sample panel which shall be erected on site and approved by the Local Planning Authority in writing before work to walling is commenced.

Reason: *To preserve and enhance the character and setting of the listed building and conservation area in accordance with policies AB4 and AB11 of the Adur District Local Plan.*

06. All the tree, shrub and grass planting proposed in the submitted Arboricultural Report and Planting Proposal (and shown on Drawing No. RG-NDJ-TASP-003 within that report) and in the Design and Access Statement shall be carried out in the first planting and seeding seasons following the completion of the building and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan.*

07. Except for the removal of dead or dying parts of the hedgerows and unless otherwise agreed in writing by the Local Planning Authority, the existing trees/bushes/hedges shall be retained and shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

08. The development hereby permitted shall be carried out in accordance with the following approved plans:-

TA 381/02 (Proposed Block Plan)
TA 381/03 (Proposed Site Plan)
TA 381/04 (Proposed plans and Cross section)
TA 381/05 (Proposed Elevations 1)
TA 381/06 (Proposed Elevations 2)

Reason: *For the avoidance of doubt.*