Adur District Council

Planning, Regeneration and Wellbeing

Mr Oliver Wright
Planview Planning Ltd
5 Strand Court
Bath Road
Cheltenham
Glos
GL53 7LW

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0976/14

Details of Development
ERECTION OF A TIMBER GRANNY ANNEXE FOR ANCILLARY RESIDENTIAL USE ON EASTERN BOUNDARY OF REAR GARDEN.

Location of Development
86 BERRIEDALE DRIVE SOMPTING LANCING WEST SUSSEX BN15 0LD

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 14th August 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
20/10/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

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

    Title: Site Plan, Drawing No. 1547.05.14, Received on 14th August 2014
    Title: Block Plan, Drawing No. 1547.05.14 V2, Received on 14th August 2014
    Title: Floor Plan, Drawing No. 101A V1 Rev1, Received on 14th August 2014
    Title: 3D Annexe Elevations, Drawing No. 101 V1 Rev 1, Received on 14th August 2014
    Title: Annexe Elevations, Drawing No. 101 V1 Rev 1, Received on 14th August 2014

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

03. The materials and finishes of the external walls and roofs of the outbuilding hereby permitted shall, prior to commencement of use of the building, be completed to match in colour and texture Drawing No 101 v1 Rev1, Received on the 14th August 2014.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

04. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 86 Berriedale Drive, Sompting as a whole (as it exists at the date of this permission) as a single dwelling house and shall not be used as a separate dwelling.

    Reason: *In the interests of residential amenity having regard to saved policy AH7 of the Adur Local Plan 1996.*

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) no direct independent access from Berriedale Drive shall be formed across any part of the curtilage of No. 86 Berriedale Drive to give access to the new annex.

    Reason: *To prevent separate and self contained accommodation being created in the interest of local character and neighbour amenity having regard to saved Local Plan policy AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings and the National Planning Policy Framework.*

PTO

06. 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 garden shall not be divided in any way to create separate and self contained garden accommodation for the annex building hereby approved.

Reason: *To ensure the annex 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 saved Local Plan policy AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings and the National Planning Policy Framework.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no additional garden buildings shall be erected without express planning permission first.

Reason: *In the interests of amenity and the environment and to comply with saved policy AH7 and 'Supplementary Planning Guidance' comprising Development Control Standard 3: Extensions & Alterations to Dwellings and the National Planning Policy Framework.*

08. No development shall take place until precise details of all boundary treatments/fences have been submitted to and approved in writing by the Local Planning Authority and the ancillary annexe shall not be occupied until such fences and/or other treatment as agreed have been erected and they shall thereafter be retained permanently

Reason: *In the interests of amenity and to comply with saved policy AH7 of the Adur Local Plan 1996.*

09. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the northerly or southerly side walls of the building.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

10. The window in the southerly side elevation of the extension hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.