Adur District Council

Development Management

Tim And Yvonne Odell
92 Eastern Avenue
Shoreham-by-Sea
West Sussex
BN43 6PE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0075/16

Details of Development
DETACHED OUTBUILDING TO BE USED AS A GARDEN ROOM AND MUSIC STUDIO BY APPLICANT TO PRACTICE CLASSICAL SINGING INCLUDING SOME MINOR TEACHING TO AMATEURS FOR UP TO 6 HOURS PER WEEK IN THE DAYTIME AT EASTERN END OF REAR GARDEN TO REPLACE EXISTING GARAGE AND SHED.

Location of Development
92 EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PE

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 2016.

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
22/03/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.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:-

Proposed elevations and floor plans - received 4th February 2016
Location Plan - received 4th February 2016
Supporting Statement - received 4th February 2016
Block Plan - received 4th February 2016
Site Plan - received 4th February 2016

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

03. No use of the building hereby permitted for teaching music shall take place other than by the applicant and between the hours of 09.00 and 17.00 on Monday to Friday only for a maximum of 6 hours per week. No more than one music student at a time shall be taught at the building.

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

04. The building hereby permitted shall be used incidental to the enjoyment of the main dwelling house 92 Eastern Avenue, Shoreham for use ancillary to the main dwelling only. No habitable accommodation shall be formed within the building and it shall not be used as primary residential accommodation at any time.

Reason: *In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised that should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on

site. The applicant is advised to discuss the matter further with southern water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

03. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (TEL: 03303030119) or www.southern water.co.uk.

04. The applicant is advised that it is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order.

a) Adequate soakaway or infiltration system
b) water course
c) Where neither of the above is practicable sewer.

Ref: AWDM/0075/16

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

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.