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/0344/10**

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

Details of Development
REPLACEMENT OF MOBILE HOME WITH TWO-BEDROOM BUNGALOW

Location of Development
SLONK HILL FARM NEW BARN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6HL

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 20th September 2010.

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

18/11/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed replacement of the mobile home with a permanent dwelling associated with the farm would not detract from the local environment and can take place without resulting in unacceptable harm to the amenities of neighbouring properties. It will also be sited so as to cause least harm to the visual qualities of the South Downs National Park. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC2, AC3, AH2).

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 accommodation hereby permitted shall only be occupied by a family member or employee of Slonk Hill Farm.

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

03. 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.*

04. No development shall be carried out unless and until a schedule 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 AH2 of the Adur District Local Plan.*

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05. No development shall be carried out until the existing mobile home on the application site at the date of this permission has been permanently removed from the site.

Reason: *In the interests of amenity and to comply with policy AC2 of the Adur District Local Plan.*

06. 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), the proposed dwelling shall not be extended or any incidental building (exceeding 10 cubic metres in volume) erected within its curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan.*

07. This permission relates to the following approved plans date stamped received 20 September 2010:-

1:1250 OS Sitemap, 1:500 Scale Block Plan, Drawing No. 10/608/01 (Proposed Floor Plan, Elevations and Roof Plan)

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