Adur District Council

Planning, Regeneration and Wellbeing

Mr Terry Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0098/11

Details of Development
TWO-STOREY HOUSE TO REPLACE EXISTING DWELLING

Location of Development
NORTH BARN KENNELS OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JQ

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 23rd March 2011.

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
14/06/2011

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development is located within the strategic gap of countryside that separates Lancing from Shoreham-by-Sea but would replace an existing dwelling occupied by a person or persons solely employed in the management and operation of the dog kennels and cattery on this site. The development can take place without adversely affecting the character or quality of the surrounding landscape and without unacceptable flood risk. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, 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 occupation of the dwelling shall be limited to a person or persons solely employed in the management and operation of the dog kennels and cattery known as North Barn Kennels including any dependents of such a person residing with him or her, or a widow or widower of such a person.

Reason: *The site lies within the Countryside where development unrelated to the essential need of agriculture would not normally be permitted and to comply with PPS7 and saved policy AC7 of the Adur District Local Plan.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

04. No development shall be carried out until the existing dwelling on the site at the date of this permission has been demolished and the debris removed from the site (unless the mentioned is being recycled for reuse).

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

PTO

05. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 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 altered [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

07. The development hereby permitted shall not be commenced until a scheme for the disposal of foul and surface waters has been submitted to and approved the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as have been approved

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

08. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

a) Finished floor levels are set no lower than 600 mm above highest ground level.

Reason: *To reduce the risk of flooding to the proposed development and future occupants, to reduce the impact of flooding on the proposed development and future occupants and to comply with advice in PPS25*

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

Drawing No	964/3/01	Title	Location Plan	Date received	27 May 2011
Drawing No	964/3/02A	Title	Site Plan	Date received	27 May 2011
Drawing No	964/3/03A	Title	Floor and Roof Plans	Date received	27 May 2011
Drawing No	964/3/05A	Title	Elevations	Date received	27 May 2011

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