Adur District Council

Planning, Regeneration and Wellbeing

Mr Philip Clay
Byways
Castel Lane
Bramber
Steyning
West Sussex
BN44 3FB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1247/12

Details of Development
RETENTION OF DETACHED REAR GARDEN BUILDING IN NORTH EAST CORNER (REVISED PROPOSAL SHOWING ONE WINDOW REMOVED, ANOTHER OBSCURELY GLAZED AND THE PARTIALLY CONSTRUCTED RAISED DECK REMOVED)

Location of Development
36 EASTBANK SOUTHWICK BRIGHTON WEST SUSSEX BN42 4QL

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 5th October 2012.

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
21/03/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. Subject to the timely completion of this development in accordance with the revised plans it is considered that the principle of an outbuilding incidental to the use of the parent dwelling is acceptable and development would not detract from the local environment and can take place without resulting in unacceptable harm, including overlooking to neighbouring properties. Domestic ancillary use cannot be prevented but a condition is justified to prevent its use as a separate and self contained unit of residential accommodation. Noise and disturbance from its use for domestic purposes incidental to the parent building will be a matter for Environmental Protection. It would consequently not conflict with the National Planning Policy Framework, the 'saved' policies of the Adur District Local Plan (AG1 and AH7) and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.3 'Extensions and Alterations to Dwellings' and South East Plan policies (CC1, CC6 and BE1).

Conditions

01. By the 30th June 2013 the building shall be modified to accord with the revised drawings as follows: the removal of one window in the south east elevation and the permanent blocking up of its opening, the obscure glazing of the remaining window in the south east elevation and its retention with a high level opening only, 1.7 metres off finished internal floor level and the removal of the partially completed raised deck on the front elevation.

    Reason: *In the interest of neighbour privacy having regard to saved policy AH7 of the Adur District Local Plan.*

02. The outbuilding shall be rendered and painted white by 30th June 2013.

    Reason *In the interests of visual amenity having regard to saved Adur District Local Plan policy AH7.*

03. 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 windows or other openings shall be formed in any wall of the building.

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

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04. The garden building shall not be used to form a separate and self contained unit of residential accommodation and shall only be used for purposes ancillary to the residential use of the dwelling known as 36 Eastbank.

Reason: *To ensure that the character of the area is preserved and that an inadequately sized and resourced separate dwelling is not created which could give rise to an unneighbourly relationship having regard to saved policies AG1 and AH7 of the Adur District Local Plan and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.3 'Extensions and Alterations to Dwellings'.*

05. The development hereby approved is as set out in the following drawings:

1882/3	1:1250 Site Location Plan	received 5/10/12
1882/2	1:500 Block Plan	received 5/10/12
1882/1	Revised Plan of garden room and elevations	received 14/2/13

except where otherwise indicated in any other condition imposed upon this permission.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.