ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0184/10**

Mr Derek Scoble
Derek Scoble Chartered Architect and Associates
11 White Horse Square
Steyning
West Sussex
BN44 3GQ

Details of Development
ONE AGRICULTURAL WORKER'S DWELLING (HOUSE NO. 1 TO THE WEST) (OUTLINE WITH ACCESS DETAILS)

Location of Development
ERRINGHAM FARM MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5FA

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 27th May 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 15th day of October 2010

SCHEDULE

Reasons for Granting Permission

01. There is considered to be an overriding and essential functional need for the agricultural workers dwelling to be located at the site. It will be sited so as to cause least harm to the visual qualities of the South Downs National Park or the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC2, AC3, AC7, AH2) and PPS7.

Conditions

01. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; plans and particulars of the reserved matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved; and application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990 .*

03. This outline permission relates to the site outlined in red on the Location and Block Plan shown on Drawing No. 07/26B/01 date stamped received 27 May 2010 and confers no approval of the layout or design details shown on this plan.

    Reason: *For the avoidance of doubt.*

04. The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 (or any Statute revoking and re-enacting that Statute with or without modification), or in forestry, including any dependants 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 and South Downs National Park where development unrelated to the essential need of agriculture would not normally be permitted and to comply with policy AC7 of the Adur District Local Plan.*

PTO

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan.*

06. 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 AC3 of the Adur District Local Plan.*

07. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by 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 approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

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

08. The floorspace of the dwelling hereby approved shall not exceed 150m² measured internally.

Reason: *In order to ensure that the size of the dwelling is commensurate with its use as an agricultural worker's cottage and in the interests of reducing its visual impact in the landscape, having regard to policy AC2 of the Adur District Local Plan and PPS7.*