

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: AL/49/09/

1 To Addressee

Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1WA

2 Site Address

Barn to the West of The Bungalow
Sack Lane
Lidsey

3 Description of Development

Conversion and extension of redundant farm building to 1 No. unit of holiday accommodation.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 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 (as amended). -

- CONDITION 2** No development shall commence on site until working drawings and a method statement have been submitted to and approved in writing by the District Planning Authority. Such drawings and statements must be based upon the terms of this planning permission and must, therefore, involve the in-situ repair and conversion of the building and not its dismantling and subsequent reconstruction. The working drawings must be based upon the initial structural survey and show full details of the works necessary to enable the conversion to take place, including the exact amount and method of repair and replacement as well as structural details of methods of support and tying-in of walls, posts etc., and works necessary to achieve foundation and underpinning. The method statement shall set out the exact method of conversion and the detailed method of support and protection of the building before and during conversion works. Once approved the works shall only be carried out in strict accordance with the approved details.

REASON: To ensure that the works strictly accord with the terms of the permission and that the building is not dismantled and reconstructed which would be contrary to policy DEV2 of the Arun District Local Plan.

- CONDITION 3** No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed conversion/extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the implementation of the conversion/construction of extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 4** The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 5** 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:

- The new building work is designed in accordance with good practice in flood risk areas, employing flood resilient materials and building techniques with raised electrics. It would also be prudent for the occupants to subscribe to the Environment Agency's Floodline warning system.

Reason: To reduce the impact of flooding on the proposed development and future occupants in accordance with requirements of Planning Policy Statement 25 and policy NRM4 (Sustainable Flood Risk Management) of the South East Plan 2009.

CONDITION 6 No development, demolition or alterations to building(s) shall take place until details indicating how suitable provision will be made for bats/owls' habitats have been submitted to and approved by the Local Planning Authority and such habitats shall be secured/provided before development commences and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of bats/owls to ensure that a habitat remains for them during and after development in accordance with policies GEN30, DEV2 of the Arun District Local Plan.

CONDITION 7 The tourist accomodation hereby approved shall be used for individual lets for up to and no more than 28 consecutive nights.

Reason: To preserve the availability of the accomodation as a holiday let in accordance with policy DEV34 of the Arun District Local Plan and to prevent the establishment of permanent dwellings in the open countryside in accordance with policies GEN3 and GEN7 of the Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on sustainability levels, visual or residential amenity, the surrounding area and its character whilst providing a valuable tourist facility in the countryside. There are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN4, GEN7, DEV1

NATIONAL POLICIES: PPS1, PPS7, PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

INFORMATIVE: The applicant is advised that during the construction/alteration phase of this proposal the legal line of Footpath 152 must not be obstructed at any time, and ensure provision is available within the site (or other adjacent land within the applicants control) for all contractors buildings, plant and stacks of materials associated with the development to avoid consequent obstruction to access.

INFORMATIVE: Under the terms of the Water Resources Act 1991, written approval of the Enviroment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent into controlled waters.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr J Baeza

Date of Decision:

4th August 2009

Date Decision Issued:

4th August 2009



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT