TOWN AND COUNTRY PLANNING ACT 1990

BN/18/96

Conversion of barn to dwelling
(variations to BN/13/95)

Sunnyside Barn
Yapton Road
Barnham

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.

TO: A J Salter & Son
Architectural Technicians &
Surveyors
50 Windsor Road, Worthing
West Sussex, BN11 2LY

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

6th December 1996

BN/18/96	Conversion of barn to dwelling (variations to BN/13/95)	Sunnyside Barn Yapton Road Barnham

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 all external timber hereby permitted shall not be stained other than in such colours as shall be agreed with the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity.

CONDITION 3 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended no development under the provisions of Schedule 2, Part 1, Classes A - H (inclusive) for alterations, extensions or ancillary buildings/structures shall be erected unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : To enable the Local Planning Authority to control the development in the interests of visual amenity.

CONDITION 4 : The internal structural features of the building namely the existing roof members shall not be concealed by the construction of ceilings to any other work associated with the proposed conversion/alterations.

REASON : To preserve the special character of the building.

CONDITION 5 : The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

CONDITION 6 : The gradient of the access shall not be steeper than 1 in 30 for a distance of 6 m from the nearside edge of the existing public carriageway.

REASON : In the interests of road safety.

CONDITION 7 : The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

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CONDITION 8 : No development shall take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 9 : Details of the finishes to be used for the turning area, parking spaces and patio areas shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

REASON : In the interests of visual amenity.

CONDITION 10 : The windows on the south elevation of the building shall at all times be glazed with obscured glass.

REASON : To protect the amenities and privacy of the adjoining property.