



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: Y/65/15/PL

1 To Addressee

Neame Sutton Limited
 West Suite
 Coles Yard Barn
 North Lane
 Clanfield
 Hampshire
 PO8 0RN

2 Site Address

The Piggery
 Hobbs Court

BN18 0JY

3 Description of Development

Convert outbuilding known as The Piggery to 1 No. single dwelling consisting of 3 bedrooms & the addition of 2 No. parking bays to existing car port & conversion of the total 5 No. car ports to garages by addition of doors to car ports to match the garages adjacent to Dovecote (amendment to Y/88/13/). This application affects the setting of a Listed Building.

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 plans and subject to compliance with the conditions specified below.

- 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).

The development hereby approved shall be carried out in accordance with the following approved plans and details.

PLANS:

- * Location Plan & Block Plan Ref 509 Rev B;
- * Site Landscape Plan Ref 004 annotated with the location of the two Bat Boxes erected on 24/07/15;
- * Site Plan Ref 600 Rev F;
- * Proposed Outbuilding Plan Ref 508 Rev C;
- * Proposed Elevations Ref 512 Rev A; and
- * Proposed Covered Parking Ref BR 010 Rev A.

DETAILS:

- * Proposed Surface Water Drainage scheme - (1) the letter from Constructive Evaluation dated 18/09/15 with appendices (Ref 15.8794); and (2) the Drainage layout referenced as F2111/01 Rev A.
- * Proposed Materials - the Materials schedule which specifies the use of the following: Freshfield Lane First Quality Multi Facing Bricks; a mortar mix of 1x sand/1x grit/1x lime; and Riven Edge Slate (to match the slates on the remainder of Hobbs Court).
- * Proposed Fencing Details - the boundary treatments schedule which specifies the following: (1) retention of the existing northern & eastern hedges; (2) new 900mm high timber cleft chestnut fencing to the western boundary; and (3) new 1800mm high hazel wattle fence to the southern boundary.
- * Proposed Window/Door Details - the PDK Drawing ref 507 "PROPOSED WINDOW AND DOOR SECTIONS" which specifies the following: (1) Timber painted Sikken's Rubbol Satura plus (Colour TN.02.82) with 12mm 464 Timbalite double glazing (to match the new windows on the remainder of Hobbs court); and (2) Stained Oak doors to match the new doors on the remainder of Hobbs court.

The approved details shall be retained and thereafter maintained as fit for purpose.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policies GEN7 and DEV2 of the Arun District Local Plan.

- 3 No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 4 This permission is for the in-situ conversion of the building with associated works and does not purport to permit the dismantling and re-erection of the building as a whole or any part therein, or its partial/total demolition, removal, rebuilding or reassembly, other than by any specific items which have been explicitly so described in the application documents.

Reason: In order to ensure that the proposal represents a conversion and not a rebuild which would be contrary to policy DEV2 of the Arun District Local Plan.

- 5 The two bat boxes which were confirmed as having been erected on 24/07/15 and which are shown on the annotated Site Plan dated 11/06/14 shall thereafter be maintained and retained in their agreed positions.

Reason: In accordance with Arun District Local Plan Policy GEN29 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches and dormer windows) to the dwelling houses shall be constructed or outbuildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to an affordable housing contribution of £6,123.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning

(Development Management Procedure)(England) Order 2015. 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.



Karl Roberts
Director Planning & Economic Regeneration

Case Officer: Mr S Davis

Date of Decision:

5 November 2015

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the