Horsham District Council

Park House
North Street
Horsham
West Sussex
RH12 1RL

Telephone
(01403) 215100

Application Number RS/11/01

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

BRETT ASSOCIATES
29F SOUTHWATER BUSINESS CENTRE
STATION ROAD
SOUTHWATER
WEST SUSSEX RH13 7UD

On behalf of: MRS M LAVER

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:-

CONVERSION OF BUILDINGS TO DWELLING & GARAGE RETENTION OF ACCESS
REMOVAL OF HARDSTANDING TO FORM PADDOCK
STAFFORD HOUSE BONNETTS LANE IFIELD

to be carried out in accordance with your application and plan No. RS/11/01 (as modified by the undermentioned conditions, if any) submitted to the Council on 26/02/2001 and subject to compliance with the conditions specified hereunder.

DIRECTOR OF PLANNING DATE 11/04/2001

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

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3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on application in that behalf.

   Reason: In the interests of visual amenity and to comply with this Council's policy regarding the conversion of buildings in the countryside.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, no development within Class E of Schedule 2 Part 1 to the Order shall be carried out within the residential curtilage of the proposed new dwelling without the prior approval in writing of the Local Planning Authority.

   Reason: To maintain control over future development in the interests of amenity.

5. Before development commences any hardstanding within the area shown to be returned to paddock shall be taken up, permanently removed from the site and grass seeded and the surrounding fencing shall be replaced in accordance with the details shown on the approved plans.

   Reason: To accord with the terms of the permission in the interests of the rural character of the area.

6. No development shall be carried on until all buildings and structures shown to be removed on the plans hereby removed have been demolished, the debris removed from the site and the site cleared.

   Reason: In the interests of the amenities of the locality.

7. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure a satisfactory development and in the interests of amenity.

8. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following completion or occupation of the development whichever is the sooner or in accordance with a

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programme for implementation agreed in writing with the Local Planning Authority as part of the landscaping details or before development commences whichever is the sooner. Any soft landscaping which, within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation. All landscaping shall be retained as part of the development unless the Local Planning Authority agrees in writing to its removal.

Reason: To ensure a satisfactory development and in the interests of amenity.

9. The parking turning and access facilities shall be retained solely for the parking turning and access of motor vehicles in connection with the development.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM. Your copy of the application determined as above is returned herewith for your records.