Horsham District Council

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Application Number: DC/06/0749

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

On behalf of: Mr And Mrs Prideaux

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 Coach House to provide ancillary accommodation.

Selehurst Brighton Road Lower Beeding Horsham

to be carried out in accordance with Plan and Application No. DC/06/0749 (as modified by the under-mentioned conditions, if any) submitted to the Council on 20/03/2006 and subject to compliance with the conditions specified hereunder.



HEAD OF DEVELOPMENT Date: 02/03/2007

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

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

2 The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Selehurst.

Reason: The use of this accommodation as an independent unit would be contrary to Policy CS1 of the Horsham District Local Plan 1997.

3 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

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 in accordance with policy EDC1 of the Horsham District Local Plan 1997.

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 gate, fence, wall or other means of enclosure shall be erected or constructed unless prior written permission has been granted by the Local Planning Authority (pursuant to an application for the purpose).

Reason: The site is located within a rural area where the formation of additional independent units of residential accommodation would be contrary to policy CS1 of the Horsham District Local Plan 1997 and to maintain control over the development in accordance with policy EDC1 of the Horsham District Local Plan 1997.

5 The windows of the development hereby approved shall match in all respects those of the existing building.

Reason: In the interests of amenity and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

6 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 windows or other openings (other than those shown on the plans hereby approved) shall be formed in the roof of the development without the prior permission of the Local Planning Authority pursuant to an application for the purpose.

Reason: To protect the amenities of adjoining residential properties and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

This decision is based on the following submitted plans/documents:

Location plan and Existing Floor plans and Elevations Drwg no. 2005/11/01
Received 25th June 06
Block plan Drwg no. 2005/11/04 Received 20th March 06
Proposed Ground Floor and Elevations Drwg no. 2005/11/02 Received 20th March 06

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Proposed Courtyard Layout and Elevations Drwg no. 2005/11/03
Received 20th March 06
Unnumbered Visibility Sightlines Received 20th March 06
Planning Statement Received 20th March 06

Note to Applicant
There is a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) associated with this planning application.

Note to Applicant
As advised in the Council's letter dated 04/12/06, it is noted that there are differences in the window details between the plans submitted with the planning application and the Building Regulations plans. You are advised to discuss this with the Development Department to establish whether they amount to material revisions to the planning permission.

Note to Applicant:
In making this decision the Council has had regard to the following policy(ies) from the Horsham District Local Plan/West Sussex Structure Plan:

CS1 CS14 CS21 EDC1 TU1 TU5 LOC2 NE2 NE8 DEV1 DEV3 DEV4

REASONS FOR GRANTING PLANNING PERMISSION:

1 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.

2 The proposal is consistent with the provisions of the development plan.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM.

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