

Ms Cara Davies
John Brown Architecture
The Bricks, Manor Farm Barns
Selsey Road, Donnington
Chichester
PO20 7PL

Our Ref: SDNP/21/03640/HOUS
Contact Officer: Samuel Bethwaite
Tel. No.: 01730 819271

1st September 2021

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Proposal: Demolition of existing garage and erection of replacement oak frame garage

Site Address: Customary Cottage , The Street, Fulking, BN5 9LU

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: SDNP/21/03640/HOUS
Applicant Name: Mr Stace
Proposal: Demolition of existing garage and erection of replacement oak frame garage
Site Address: Customary Cottage , The Street, Fulking, BN5 9LU

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 8th July 2021.

This permission is subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the works hereby permitted a schedule of the external material finishes (roof tiles, cladding, window and door finishes), samples to be used on the development has been approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

4. The detached garage/outbuilding, hereby permitted shall only be used for purposes incidental to the occupation and enjoyment of the dwelling known as Customary Cottage. It shall not be used or occupied separately or severed from the main dwelling.

Reason: To ensure that the outbuilding is used only in connection with the existing dwelling to safeguard the amenities, character and appearance of the local area through the management of uses within new development in the area.

5. The hard surface hereby approved shall be made of porous or permeable materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies SD01 and SD49 of the South Downs Local Plan.

6. The development hereby approved shall be undertaken in accordance with the submitted Ecosystems Services Statement (received 07.07.2021).

Reason: To conserve and enhance the natural environment within the South Downs National Park in accordance with policies SD2 and SD9 of the SDLP, and Paragraph 15 of The National Planning Policy Framework.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. **Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

2. **Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. **Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING LOCATION & SITE PLAN	10219 - DPA - 01		07.07.2021	Approved
Plans - PROPOSED SITE PLAN	10219 - DPA - 02		07.07.2021	Approved
Plans - EXISTING GARAGE ELEVATIONS & FLOOR PLAN	10219 - DPA - 03		07.07.2021	Approved
Plans - PROPOSED ELEVATIONS & FLOOR PLAN	10219 - DPA - 04		07.07.2021	Approved
Reports -	Ecosystem Services Statement		07.07.2021	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.


TIM SLANEY
Director of Planning
South Downs National Park Authority
1st September 2021

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £234 per request, or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

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 you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.