Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1498/13

Details of Development
CONVERSION OF GROUND FLOOR THREE BEDROOM FLAT TO A ONE BEDROOM FLAT AND A STUDIO FLAT

Location of Development
279 ALBION STREET SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AT

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th March 2014.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/05/2014

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would help meet a need for additional housing and would not detract from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH9) and the NPPF.

Conditions

01. 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.*

02. Except where stipulated by any other condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

    Site Location Plan, Block Plan, Layout Plan and Drawing No: 12/773/02 Date valid: 14 March 2014

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

03. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the dwelling(s) hereby approved and shall thereafter be retained permanently solely for such purposes.

    Reason: *To encourage and provide for a sustainable non-car mode of transport.*

04. Other than on collection day and notwithstanding the details shown on the approved plan the refuse bins for the proposed ground-floor flats hereby permitted shall be stored within the respective private amenity area of each flat.

    Reason: *In the interests of visual amenity and to avoid an unsightly proliferation of bins within the open area to the east side of the building.*

Informatives / Notes to Applicant

01. The applicant is advised that the development the subject of this permission will involve changes to the layout of the scheme approved under AWDM1082/12 relating to 281 Albion Street which will need to be addressed through the submission of an application to vary the approved drawings listed under condition 4 of AWDM/1082/12 (i.e. Minor Material Amendment).

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02. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.