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Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0251/08

Mr Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
CHANGE OF USE AND CONVERSION OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO FORM A TWO-BEDROOM FLAT

Location of Development
MILLDENE STORES 6 MILL ROAD LANCING WEST SUSSEX BN15 0PX

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 9th May 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

29/07/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. The loss of the shop does not conflict with adopted planning policy and the development 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, AH2, AH5, AH9) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH4, ERA1, DEV1, DEV4-5).

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. The proposed flat shall not be occupied until secure covered provision for parking at least 2 bicycles has been provided in accordance with the details shown on the revised plan and such provision shall thereafter be retained for these cycle purposes.

Reason: *To ensure adequate provision for cycle parking in the interests of encouraging sustainable travel and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

03. This permission relates to the application as amended by the revised plan (28/348/1A) and letter received on 11 July 2008.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The proposed flat shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the details shown on the revised plan.

Reason: *In the interests of amenity and to comply with policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*