ADUR DISTRICT COUNCIL

Mr Howard Wilman
34 Parkdale Crescent
Worcester Park
Surrey
KT4 7QF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1811/18

Details of Development
CONVERSION OF REAR PART OF GROUND FLOOR SHOP UNIT AND FIRST FLOOR STORAGE AREA TO 1NO. TWO BEDROOM FLAT WITH JULIET BALCONY AT FIRST FLOOR (REAR). RETENTION OF SMALLER SHOP UNIT AT FRONT (GROUND FLOOR). DEMOLITION OF REAR EXTENSION TO ENABLE FORMATION OF NEW GROUND FLOOR PATIO. NEW ENTRANCE GATES TO FRONT/SIDE. REPLACEMENT OF FRONT BAY WINDOW ON GROUND FLOOR WITH TIMBER FRAMED BAY TO MATCH EXISTING

Location of Development
82 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DB

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 17th January 2019.

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

GPeck

Gary Peck
Planning Services Manager
04/06/2019

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
DESIGN AND ACCESS STATEMENT	Rev B	12.04.2019
PROP GRND FLOOR & CELLAR PLAN	Drg HSS-08 Rev B	12.04.2019
PROP FIRST FLOOR & ROOF PLAN	Drg HSS-09 Rev B	12.04.2019
PROP NORTH & SOUTH ELEVATIONS	Drg HSS-10 Rev B	12.04.2019
PROP ELEVATION ON WEST BOUNDARY	Drg HSS-11 Rev B	12.04.2019
PROP ELEVATION ON A-A & SECTION D	Drg HSS-12 Rev B	12.04.2019
PROP SECTIONS B-B & C-C	Drg HSS-13 Rev B	12.04.2019
LOCATION PLAN		17.01.2019
BLOCK PLAN		17.01.2019
BLOCK PLAN MEASUREMENTS		17.01.2019
EXTG GRND FLOOR & CELLAR PLAN	Drg HSS-02A	17.01.2019
EXTG FIRST FLOOR & ROOF PLAN	Drg HSS-03A	17.01.2019
EXTG NORTH & SOUTH ELEVATIONS	Drg HSS-04A	17.01.2019
EXTG ELEVATION ON WEST BOUNDARY	Drg HSS-05A	17.01.2019
EXTG ELEVATION ON A-A	Drg HSS-06A	17.01.2019
EXTG SECTION B-B	Drg HSS-07A	17.01.2019

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

02. 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.*

03. The secure, covered cycle parking shown on the plans shall be provided prior to first occupation of the flat 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 in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

04. The flat hereby approved 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 approved plans.

Reason: *In the interests of amenity.*

05. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the proposed windows, doors and metal gates have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to preserve or enhance the character of the Conservation Area and to comply with policies 15 and 17 of the Adur Local Plan.*

06. The development hereby permitted shall not be commenced until a scheme for protecting the proposed flat from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted flat is occupied and shall specifically include the provision of acoustic glazing to windows of habitable rooms facing the road and mechanical ventilation.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/1811/18

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. 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.

4. 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.

5. 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.

Purchase Notices

6. 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.

7. In these circumstances, the owner may serve a purchase notice on the District Council 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 Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).