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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/0240/07

Mr Timothy Chan
17 Waldegrave Road
London
N8 0QA

Details of Development
ADDITION OF A SECONDFLOOR (WITH RAISING OF ROOF) TO CREATE 2 TWO-BEDROOM SECONDFLOOR FLATS

Location of Development
THE LUXOR CENTRE STATION PARADE SOUTH STREET LANCING WEST SUSSEX BN15 8AA

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 25th May 2007.

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.

[redacted]

Peter Davies
Head of Planning and Community

20/07/2007

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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the demand for additional housing without detracting 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 the character and appearance of the building or from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AT12), the Submission Core Strategy (H1, H3, STC1, ENV4, T3 and T4) and the West Sussex Structure Plan 2001-16 (LOC1, NE2, CH5, DEV1, and DEV4).

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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.*

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04. The flats hereby permitted shall not be occupied unless and until provision for the secure parking/storage of cycles clear of the public highway has been made in accordance with details to be submitted to and approved by the Local Planning Authority and such provision thereafter shall only be used for the parking/storage of cycles incidental to the use of the premises concerned.

Reason: *To enable adequate provision for a facility which is likely to assist in the reduction of vehicular traffic/journeys by private car in accordance with policy AT12 of the Adur District Local Plan and DEV5 of the West Sussex Structure Plan 2001-2016.*

05. The proposed flats shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code for Sustainable Homes in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: *To accord with policy ENV4 of the Adur Development Plan Submission Core Strategy.*

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