ADUR DISTRICT COUNCIL

Stickland Wright
4 Gloucester Passage
Brighton
BN1 4AS

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**
**Schedule 2, Part 3, Class O**

## APPLICATION NUMBER: NOTICE/0021/19

Details of Development
**APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICES (USE CLASS B1A) TO 8NO. RESIDENTIAL UNITS (USE CLASS C3) ON FIRST AND SECOND FLOORS**

Location of Development
**35 - 37 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that APPROVAL IS REQUIRED for the above development from the Local Planning Authority and hereby GRANTED, in accordance with the application and relevant correspondence registered on 31st October 2019.

This is subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
11/12/2019

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 |
|---|---|---|
| NOISE ASSESSMENT | December 2019 | 04.12.2019 |
| SUPPORTING STATEMENT | | 31.10.2019 |
| LOCATION & BLOCK PLAN | 19060-P-001 Rev B | 31.10.2019 |
| EXTG GROUND, FIRST & SECOND FLOOR PLANS | 19060-P-100 Rev A | 31.10.2019 |
| PROP GROUND, FIRST & SECOND FLOOR PLANS | 19060-P-110 Rev A | 31.10.2019 |

**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. No development shall commence until a sound insulation scheme has been submitted to protect the new residential flats from the commercial use below. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Following implementation of the insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. No flat shall be occupied until test results, demonstrating that the minimum sound insulation criteria has been achieved, have been submitted to and approved by the local planning authority.

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

04. The proposed glazing and ventilation specification detailed in the Planning Noise Assessment, undertaken by Anderson Acoustics, dated December 2019 shall be implemented prior to the flats being occupied

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

05. Secure, covered cycle parking shall be provided, in accordance with details to be submitted to and approved in writing by the LPA, prior to commencement of occupation of the flats 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 having regard to policy 28 of the Adur Local Plan.*

**Informatives / Notes to Applicant**

01. The applicant is advised that any external alterations to the building, including replacement windows, will require planning permission.

02. The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

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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 of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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.