Adur District Council

Development Management

Mr Robin Means
ACD Projects Ltd
11 Kings Court
Willie Snaith Road
Newmarket
Suffolk
CB8 7SG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1439/15

Details of Development
CHANGE OF USE FROM USE CLASSES A3 AND A5 RESTAURANT/TAKEAWAY TO USE CLASS D1 VETERINARY SURGERY WITH ASSOCIATED ALTERATIONS TO SHOPFRONTS..

Location of Development
32 - 34 KINGSTON BROADWAY SHOREHAM-BY-SEA WEST SUSSEX

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 7th October 2015.

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

G Peck

Gary Peck
Planning Services Manager
26/11/2015

Adur District Council
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SCHEDULE

Reasons for Granting Permission

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 1190/A/P/00 Rev A Location and Block Plan Date received: 07.10.2015
Drawing No: 1190/A/P/01 Existing General Arrangement Date received: 07.10.2015
Drawing No: 1190/A/P/02 Existing Elevation Date received: 07.10.2015
Drawing No: 1190/A/P/03 Existing Site Plan Date received: 07.10.2015
Drawing No: 1190/A/P/10 Rev A Proposed Ground Floor Date received: 04.11.2015
Drawing No: 1190/A/P/11 Rev A Proposed Elevations Date received: 04.11.2015
Drawing No: 1190/A/P/12 Rev A Proposed Site Plan Date received: 04.11.2015
Drawing No: 1190/A/P/13 First Floor Mid Landing Date received: 04.11.2015

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

03. Prior to the commencement of the development details of the proposed colours and external finishes to be used for the replacement shopfront shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the agreed details.

Reason: *In the interests of visual amenity.*

04. All works of making good in connection with the external alterations to implement the development hereby permitted shall be carried out and completed using materials to match those existing unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity.*

05. No externally-sited plant or machinery shall be installed on the building or within its curtilage other than the proposed air conditioning unit shown on the approved drawing and detailed within the submitted Mitsubishi Electric Product Data Sheet PUHZ-ZRP125VKA/YKA.

Reason: *In the interests of amenity and the environment having regard to the NPPF.*

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending or re-voking and enacting that Order with or without modification, the premises shall only be used as a veterinary practice

and for no other purpose within Class D1 or any other Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity having regard to saved policy AS5 of the Adur District Local Plan.*

07. No cages, runs or any other type of enclosure for keeping or holding animals shall be erected or placed in the rear courtyard nor shall any existing outbuilding be used for such purposes.

Reason: *In the interests of residential amenity having regard to the NPPF.*

08. At no time shall any animal be kept on the premises overnight.

Reason: *In the interests of residential amenity having regard to the NPPF.*

09. No working, trade or business shall take place on the premises except between the hours of 08.30 and 19.00 on Monday to Friday and between 08.30 and 13.00 hours on Saturday.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

10. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such approved cycle facilities shall be provided on the site prior to commencement of the use hereby permitted and shall thereafter be retained permanently solely for such purposes.

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

Informatives / Notes to Applicant

01. 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.