ADUR
DISTRICT COUNCIL

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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/0204/09

Mr Robert Foster
1 Adur Drive
Shoreham By Sea
West Sussex
BN43 6PN

Details of Development
CONVERSION OF END-OF-TERRACE THREE-BEDROOM HOUSE INTO 2 ONE-BEDROOM FLATS WITH SINGLE-STOREY REAR EXTENSION AND LOFT CONVERSION (WITH SIDE GABLE)

Location of Development
1 ADUR DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PN

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 22nd May 2009.

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

24/06/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional dwelling units 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 highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH5, AH7, AH9).

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 external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan.*

03. The use hereby permitted shall not be carried on until provision has been made for secure covered parking for at least 2 cycles in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision, together with the existing forecourt and rear garage for parking a total of 2 cars, shall thereafter be retained solely for such purposes.

    Reason: *To provide for sustainable travel and ensure adequate provision for parking clear of the highway, having regard to policy AH9 of the Adur District Local Plan.*

04. Prior to commencement of use of the property as 2 flats, the rear garden shall be subdivided by the erection of fencing to provide separate amenity areas of at least 20 square metres for each flat.

    Reason: *In the interests of residential amenity having regard to policy AH9 of the Adur District Local Plan.*

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05. Prior to commencement of use of the property as 2 flats, bin storage shall be provided as shown on the submitted plan.

Reason: *In the interests of residential amenity having regard to policy AH9 of the Adur District Local Plan.*

06. No kitchen extract system shall be installed except in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of the residential amenity of the attached house, having regard to policy AH9 of the Adur District Local Plan.*