Adur District Council

Planning, Regeneration and Wellbeing

Mrs Michelle Wright
23 Kings Road
Southwick
Brighton
West Sussex
BN42 4RJ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0295/13

Details of Development
RENEWAL OF PREVIOUSLY APPROVED PERMISSION AWDM/0782/11 FOR ERECTION OF SHED IN REAR GARDEN IN CONNECTION WITH DOG GROOMING BUSINESS.

Location of Development
23 KINGS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RJ

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 9th April 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/05/2013

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The NPPF attaches significant weight to supporting the local economy and sustainable economic growth. Subject to safeguarding conditions to control the scale and intensity of the business use it is considered that the continued use of the shed for a dog-grooming business can take place on a permanent basis without unacceptable harm to the amenities of neighbouring residential occupiers, the residential character of the surrounding area or highway safety. The development does not therefore conflict with saved policies AG1 and AE15 of the Adur District Local Plan or the NPPF.

Conditions

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

    Site Location Plan, Block Plan (scale 1:100), and Elevations (scale 1:50) received 9 April 2013.

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

02. The dog grooming business hereby permitted shall not be operated other by Mrs M Wright as the householder of 23 Kings Road, Southwick and by no other business operator.

    Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

03. Only the timber shed building in the rear garden shall be used for the dog grooming business hereby permitted.

    Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

04. The dog grooming business hereby permitted shall not be operated from the property other than between the hours of 0900 and 1700 Mondays to Fridays (inclusive), and not at all on Saturdays, Sundays or Public Holidays.

    Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

05. The dog grooming business use hereby permitted shall be operated only on an appointment basis.

    Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

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06. The dog grooming business hereby permitted shall be carried on only by Mrs M Wright and no other persons shall be employed or otherwise assist with the operation of the business at the property.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

07. No advertisement relating to the dog grooming business hereby permitted shall be displayed at the property.

Reason: *To safeguard the residential character of the area.*

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.