ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0266/09**

Mr Dereck Wade
DW Planning
59 Sadlers Way
Ringmer
Lewes
East Sussex
BN8 5HG

Details of Development
CHANGE OF USE FROM OFFICES (CLASS B1A) TO A ONE-BEDROOM FLAT AND A TWO-BEDROOM MAISONETTE (CLASS C3) WITH ASSOCIATED MINOR ALTERATIONS

Location of Development
5 CHURCH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DQ

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 14th July 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

13/08/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is in a highly sustainable location within the built-up area and would help meet the need for additional dwelling units without detracting from the Conservation Area or from the viability and vitality of the shopping centre. It can take place without resulting in detriment to the amenities of nearby properties or detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AS1, AE5-6, AH5).

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 use hereby permitted shall not be carried on until provision for parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for cycles.

    Reason: *To ensure adequate provision for cycle parking clear of the highway and to encourage sustainable travel in accordance with PPG13.*

03. Prior to commencement of use of the property as 2 dwelling units, waste storage shall be provided as shown on the submitted plan.

    Reason: *In the interests of amenity and to protect the appearance of the Conservation Area having regard to policy AB4 of the Adur District Local Plan.*