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/0545/08

Mr Brian Thomas
Building Technical Services
4 Dales Close
Windmill Hill
Herstmonceux
East Sussex
BN27 4TJ

Details of Development
CONVERSION OF GROUNDFLOOR OFFICE TO SELF-CONTAINED STUDIO FLAT (RETAINING FLAT ABOVE) WITH ALTERATIONS TO GROUND AND FIRST-FLOOR FENESTRATION (REVISED SCHEME)

Location of Development
3 JOHN STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DL

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 17th November 2008.

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

06/01/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing 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, AH2) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH1, ERA1, DEV1, DEV4-5).

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. Notwithstanding the materials schedule shown on the submitted drawings and Design and Access Statement, the external materials for the development hereby approved shall consist of timber windows and doors, in accordance with samples to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *To preserve the character and appearance of the conservation area having regard to policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*