Adur District Council

Planning, Regeneration and Wellbeing

Mr Darren Wetherill
21 - 23 Buckingham Road
Shoreham-By-Sea
West Sussex
BN43 5UA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0926/12

Details of Development
CONVERSION OF OFFICES TO TWO HOUSES WITH ALLIED ALTERATIONS INCLUDING TO FORECOURT (AND ACCESS) AND REPLACEMENT WINDOWS

Location of Development
21 - 23 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 15th August 2012.

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
15/11/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The loss of offices is acceptable in view of the planning policy framework, the size and quality of the offices and retention of the business locally and limited immediate prospects for reoccupation. The properties are sustainably located and the addition of two small family dwellings would help meet housing requirements. The new properties would offer an acceptable environment for new occupiers, albeit in a town centre location, and the external works are visually satisfactory and the parking and access arrangements are acceptable. Subject to the safeguards secured by conditions, the proposal is acceptable in terms of the adopted Adur Local Plan Policies AG1, AB 14,AP4, AH3, AH5, AP9, AS1, AE5, AE6 ; South East Plan policies and the National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of five 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 unless specified by any other condition attached to this planning permission:-

Plan ref Title DWE/002 as revised 8.11.12
Plan ref Title: Un-numbered Location Plan validated 15.8.12
Plan ref Title: Un-numbered Block Plan validated 15.8.12
Plan ref Title DWE/001 validated 15.8.12

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

03. The forecourts of the properties 21-13 Buckingham Road shall be laid out in accordance with the site layout plan DWE/002 as revised on 8.11.12 prior to first occupation of any of the properties at 21-13 Buckingham Road and retained thereafter, except as indicated otherwise below . Notwithstanding the above and for avoidance of doubt:-

1.) The vehicular accesses widths at the back edge of the pavement shall each be 3ms wide.
2) The planting of the soft landscaping shall be undertaken during the first planting season after the said first occupation and any plants that die or are damaged in the first five years thereafter shall be replaced by a an equivalent.
3) The front and side boundary walls shall match the existing boundary walls, save that no part fronting the back edge of the pavement within one metre of the vehicular accesses shall be taller than 0.6 ms.

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4) Screening on the northern flank wall of the rear garden of No 23 shall be erected to a height of 1.8 ms prior to first occupation of No 23 Buckingham Road and retained thereafter.

Reason: *In the interests of visual amenity and the amenity of future and neighbouring occupiers and to comply with saved policy AH2 of the Adur District Local Plan.*

04. No development shall commence unless and until details of the proposed front replacement windows have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approved details and the said windows shall be retained thereafter.

Reason: *To utilise the opportunity to reinstate more period and vernacular windows designs to improve the appearance and character of the area having regard to the National Planning Policy Framework.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), neither building shall not be extended or altered externally or any incidental building erected.

Reason: *In the interests of amenity and the environment and to comply with The National Planning Policy Framework.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.