Adur District Council

Development Management

Mr Paul Burgess MRTPI
Lewis & Co Planning
2 Port Hall Road
Brighton
East Sussex
BN1 5PD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1166/15

Details of Development
CHANGE OF USE OF PART OF GROUND FLOOR AND FIRST FLOOR AT REAR FROM USE CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO 2NO. ONE-BEDROOM FLATS. REPLACEMENT SHOPFRONT.

Location of Development
34 NORTH ROAD LANCING WEST SUSSEX BN15 9AT

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 13th August 2015.

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

G Peck

Gary Peck
Planning Services Manager
16/11/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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SCHEDULE

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

Location Plan, Date received: 13.08.2015
Block Plan, Date received: 13.08.2015
Drawing No: 01 Rev A Existing Floor Plan, Date received: 13.08.2015
Drawing No: 02 Rev C Proposed Floor Plan, Date received: 27.10.2015
Drawing No: 04 Rev C Existing and Proposed Shop Front, Date received: 27.10.2015
Drawing No: 05 Rev C Existing and Proposed Elevation and Section, Date received: 27.10.2015

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

03. No dwelling shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details shown on the approved plan.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur Local Plan.*

04. Prior to the commencement of the development hereby permitted, a specification and /or brochure details of the materials, colours and external finishes to be used for the replacement shopfront and stall-riser shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *To ensure a satisfactory appearance and to comply with saved policy AG1 of the Adur District Local Plan.*

05. The replacement shopfront, new WC and bin storage facilities for the shop unit shown on the approved drawing shall be carried out prior to first occupation of the proposed residential flats.

Reason: *To maintain the commercial attractiveness of the shop unit and facilitate it's re-use.*

06. The windows within the bay serving the proposed ground-floor flat shall match the materials and external finishes of those of the existing building.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

07. No consent is granted by this permission to replace the existing first-floor windows of the building.

Reason: *For the avoidance of doubt.*

08. The window shown on the approved drawing as serving the kitchen of the proposed first-floor flat shall at all times be obscure-glazed except for the fanlights and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AG1 of the Adur District Local Plan.*

09. The proposed ground-floor flat shall be sound insulated to protect the occupiers from noise from the attached commercial premises. The sound insulation shall be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB) for walls. Prior to first occupation a test shall be undertaken and the results submitted to the Local Planning Authority to demonstrate that the attenuation measures are effective and achieve the specified criteria.

Reason: *To ensure a satisfactory standard of living environment for future occupiers in accordance with the NPPF.*

10. No part of the development shall be first occupied until the covered and secure cycle parking spaces shown on the approved plan have been provided.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

11. No part of the development shall be first occupied until the existing car park bays have been re-configured in accordance with the approved site plan. The parking spaces shall thereafter be retained at all times for parking ancillary to the occupation of the existing and proposed flats at 34-38 North Road and/or in connection with the use of the ground-floor commercial premises at 34 North Road and for no other purpose.

Reason: *To provide adequate parking to serve the development.*

12. The external walls of the 'bay' extension and flat roof treatment shall be completed to match the materials, colour, bond and texture of those of the existing building.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk

03. A formal application for connection to the public sewerage system is required in order to service the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk