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/0269/08**

Daryl Gowlett
Clive Voller Associates
15 Station Road
Burgess Hill
West Sussex
RH15 9DE

Details of Development
DEMOLITION OF EXISTING 2 FLATS (87A AND B) AND ERECTION OF TWO-STOREY EXTENSION (INCL. 13 ADDITIONAL BEDROOMS) TO CARE HOME AT 85/87

Location of Development
87B BRIGHTON ROAD LANCING WEST SUSSEX BN15 8RB

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 19th May 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

29/07/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional care home accommodation 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, AH6-7, AH10) and the West Sussex Structure Plan 2001-16 (LOC1, 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. The existing access provisions and parking spaces shall be retained for access and parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH10 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. This permission relates to the application as amended by the revised plans 2614-01B and 04B received on 11 July 2008.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH10 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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05. The WC windows in the east side elevation shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. No additional windows or other openings shall be formed in the east side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: *To prevent overlooking and to comply with policy AH10 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*