Adur District Council

Planning, Regeneration and Wellbeing

Mrs Cynthia Edwards
7 Harbour House
Harbour Way
Shoreham-By-Sea
West Sussex
BN43 5HZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0044/13

Details of Development
CHANGE OF USE OF LIVE-WORK UNIT TO A DWELLING.

Location of Development
7 HARBOUR HOUSE HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

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 January 2013.

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
15/02/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The change of use from a live/work unit to a solely residential use will result in the loss of B1 floorspace. However, live/work units are considered as an additional bonus to any employment floorspace required in the District, rather than contributing to specifically meeting Adur's employment floorspace needs. Therefore the loss of a live/work unit would not have a detrimental impact on employment provision in the District. It is not considered therefore that the change of use will detract from the local environment or result in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with saved policy AG1 of the Adur District Local Plan.

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 provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no development within Classes A, B, C, D and E of Part 1 of the Schedule shall be carried out at the approved dwelling.

    Reason: *In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan.*

03. This permission relates to the following approved plans:

    Location Plan and Block Plan received 15 January 2013

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.