



ADUR DISTRICT COUNCIL

Mr. Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0082/26

Details of Development

CHANGE OF USE OF TO PROVIDE A MIXED USE WITH A NEW CHURCH/COMMUNITY HALL AND PARISH OFFICE, AND 7 NO. RESIDENTIAL UNITS (COMPRISING 5 HOUSES AND 2 FLATS). INCLUDES PARTIAL DEMOLITION AT REAR, REPLACEMENT ROOF AND NEW REAR ROOF EXTENSIONS, REAR EXTENSION, NEW GLAZING AND DOOR/WINDOW OPENINGS AND REMOVAL OF SHOPFRONTS

Location of Development

SITE OF AND LAND AT ST MARYS CHURCH HALL 25 EAST STREET AND 1 AND 1A NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 27th January 2026.

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

Gary Peck
Head of Planning & Development
15/04/2026

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
Heritage Assessment	521656 105073	05.03.2026
Archaeology Report	250480 2025200	05.03.2026
PROPOSED SITE PLAN	(11) 010 REV A	19.03.2026
PROPOSED GROUND FLOOR PLAN	(21) 000 REV E	19.03.2026
PROPOSED LOWER FIRST FLOOR PLAN	(21) 001 REV E	19.03.2026
PROPOSED SW AND NW ELEVATIONS	(31) 000 REV F	19.03.2026
PROPOSED SW AND NW ELEVATIONS	(31) 010 REV B	19.03.2026
PROPOSED SECTION CC	(41) 001 REV B	19.03.2026
PROPOSED DETAILS HOUSE 01,02,03,04-BAY STUDY	(51) 000 REV B	19.03.2026
PROPOSED DETAILS HOUSE 1,2,3,4 BIN STORE DETAILS	(51) 002 REV A	19.03.2026
EXISTING LOCATION AND BLOCK PLAN	(10)000 B	27.01.2026
EXISTING SITE PLAN	(10) 010 C	27.01.2026
EXISTING GROUND FLOOR PLAN	(20) 000 A	27.01.2026
EXISTNG FIRST FLOOR PLAN	(20) 001 A	27.01.2026
EXISTING ROOF PLAN	(20) 002 A	27.01.2026

Reference/Drawing Number	Version	Date Rec
PROPOSED UPPER FIRST FLOOR PLAN	(21) 002 D	27.01.2026
PROPOSED SECOND FLOOR PLAN	(21) 003 D	27.01.2026
PROPOSED ROOF PLAN	(21) 004 D	27.01.2026
EXISTING SW & NW ELEVATIONS	(30) 000 A	27.01.2026
EXISTING NE & SE ELEVATIONS	(30) 001 A	27.01.2026
PROPOSED NE & SE ELEVATIONS	(31) 001 E	27.01.2026
EXISTING SECTIONS AA & BB	(40) 000 A	27.01.2026
PROPOSED SECTIONS AA & BB	(41) 000 E	27.01.2026
PROPOSED DETAILS FLAT A ARCHED WINDOW DETAILS	(51) 001	27.01.2026
DESIGN & ACCESS STATEMENT	1094SM STAGE 3	27.01.2026
ENERGY STATEMENT	25090	27.01.2026
ADLV2 SBEM CALCULATION	25090	27.01.2026
FLOOD RISK ASSESSMENT	14008	27.01.2026
FLUDE COMMERCIAL REPORT		27.01.2026
NOISE IMPACT ASSESSMENT	J4078 ISSUE 2	27.01.2026
REVEREND SUPPORTING LETTER		27.01.2026
BAT SCOPING REPORT	P10916	27.01.2026
PLANNING STATEMENT		27.01.2026
PROPOSED SITE PLAN	1094SM (11) 010 /	27.01.2026
EXISTING SITE PLAN	1094SM (10) 010	27.01.2026
PROPOSED LOCATION & BLOCK PLAN	1094SM (11) 000 /	27.01.2026

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

02. 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.*

03. No groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

04. A final archaeological report or (if appropriate) a Post Excavation Assessment report shall be submitted to the Local Planning Authority for approval within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded having regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

06. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor's buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access in the interests of highway safety and amenity having regard to policies 15 and 28 of the Adur Local Plan.*

07. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to

support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

08. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. A timetable for its implementation.

II. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

III. A management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

09. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roof, railings, windows, doors, rooflights and boundary treatment has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

10. The development shall not 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 to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

11. No development shall commence until final details of the energy efficiency and sustainability measures to be incorporated into the development (including details of the type and location of Air Source Heat Pumps) have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved measures have been installed as approved.

Reason: *In the interest of sustainability and energy efficiency having regard to policy 18 of the Adur Local Plan.*

12. Notwithstanding the submitted Noise Impact Assessment, the development shall not commence until final details of sound insulation and ventilation measures have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the measures have been installed in accordance with the approved details.

Reason: *To protect future residents from noise and overheating having regard to policy 34 of the Adur Local Plan.*

13. The ground floor community centre use hereby approved shall be used as a community hall (Use Class F1 (e) and (f) and F2 (b) only with ancillary Class E (g) (i) office and E (b) sale of hot and cold food and drinks for consumption (mostly) on the premises.

Reason: *To enable the local planning authority to retain control over the use of the premises in the interest of amenity and the vitality and viability of the town centre having regard to policies 27 and 34 of the Adur 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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).