Adur District Council

Planning, Regeneration and Wellbeing

Mr Ray Reynolds
Ray Reynolds Ltd, Architectural Services
82 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5XL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0268/13

Details of Development
CONVERSION OF OFFICES TO FORM 5NO. FLATS (2 X STUDIO, 1 X 2- BED AND 2 X 1- BED) INCORPORATING NEW BAY EXTENSION TO GROUND AND FIRST FLOOR AT REAR (PART RETROSPECTIVE).

Location of Development
29 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DD

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 4th April 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
28/05/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment and Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, without unacceptable flood risk and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AH9, AB4) or the policies of the National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun within 6 months of the date of this permission.

Reason: *To ensure that the existing flats are enlarged in order to meet a satisfactory standard of accommodation within a reasonable timeframe in order to comply with saved policy AH2 of the Adur District Local Plan.*

02. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

03. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from road traffic noise and pollution has been submitted to the Local Planning Authority for approval. All works which form part of the approved scheme shall be completed within 6 months of approval of the details and shall specifically include the provision of acoustic double glazing to windows of habitable rooms facing the road to provide an internal sound environment of 35dB(A), plus passive ventilation.

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

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04. Within 6 months of the date of this permission provision shall have been made for cycle and refuse storage in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for the storage of cycles and refuse incidental to the use of the premises concerned.

Reason: *In the interests of residential amenity and to accord with saved policy AH2 of the Adur District Local Plan.*

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

Drawing 1730/P1 validated 4 April 2013
Drawing 1730/P3 Rev B validated 4 April 2013
Drawing 1730/P4 Rev A validated 4 April 2013
Drawing 1730/P5 validated 4 April 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 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.