Adur District Council

Planning, Regeneration and Wellbeing

Mrs Michelle Wright
23 Kings Road
Southwick
Brighton
West Sussex
BN42 4RJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0782/11

Details of Development
ERECTION OF SHED IN REAR GARDEN IN CONNECTION WITH DOG GROOMING BUSINESS

Location of Development
23 KINGS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RJ

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 21st October 2011.

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
01/12/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The modest-sized shed building does not detract from the built environment and subject to conditions to control the scale and intensity of the proposed business use, and to safeguard the amenities of neighbouring residential occupiers, it is considered that the use of the shed for a dog-grooming business can take place without unacceptable harm to the amenities of neighbouring residential occupiers, the residential character of the surrounding area or highway safety. The use would accord with current national planning policy contained in PPS:4 which urges local planning authorities to adopt a positive and constructive approach towards applications for economic development, recognising the need to encourage entrepreneurship and support for business start-ups. Subject to the above-mentioned controls, the proposed use of the shed building for a dog grooming business would not conflict with saved policies AG1 and AE15 of the Adur District Local Plan or policies RE3, BE1 and T4 of the South East Plan.

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 May 2013.

Reason: *Having regard to saved policy AE15 of the Adur District Local Plan and to enable the Local Planning Authority to assess the impact of the business use on the residential character of this area and on the residential amenities of neighbouring occupiers over a period of time.*

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

Site Location Plan, Block Plan (scale 1:100), and Elevations (scale 1:50) received 21 October 2011.

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

03. The dog grooming business hereby permitted shall not be operated other by Mrs M Wright as the householder of 23 Kings Road, Southwick and by no other business operator.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

04. Only the timber shed building in the rear garden shall be used for the dog grooming business hereby permitted.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

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05. The dog grooming business hereby permitted shall not be operated from the property other than between the hours of 0900 and 1700 Mondays to Fridays (inclusive), and not at all on Saturdays, Sundays or Public Holidays.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

06. The dog grooming business use hereby permitted shall be operated only on an appointment basis.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

07. The dog grooming business hereby permitted shall be carried on only by Mrs M Wright and no other persons shall be employed or otherwise assist with the operation of the business at the property.

Reason: *To safeguard the residential character of the area and the residential amenities of neighbouring occupiers.*

08. No advertisement relating to the dog grooming business hereby permitted shall be displayed at the property.

Reason: *To safeguard the residential character of the area.*