ADUR
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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0182/09**

Miss Clare Bartlett
DMH Stallard
100 Queens Road
Brighton
East Sussex
BN1 3YB

Details of Development
CHANGE OF USE OF GUESTHOUSE/DWELLINGHOUSE TO CHILDRENS DAY NURSERY WITH ONE-BEDROOM FLAT ON SECOND FLOOR; SINGLE-STOREY EAST SIDE INFILL EXTENSION AND ALTERATIONS TO ACCESS

Location of Development
418 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NE

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 8th May 2009.

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

25/06/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is in a sustainable location within the built-up area and would provide appropriate new educational/community facilities and employment provision without detracting from the local 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, ACS1, ACS5)

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 number of children attending the premises for the purposes hereby permitted shall at no time exceed a total of 70 without the prior written permission of the Local Planning Authority.

    Reason: *In the interests of residential amenity and highway safety having regards to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

03. The use hereby permitted shall not be open for business other than between the hours of 8AM and 6PM Monday to Friday and arrival/departure times for children shall be staggered over the period 8AM-9AM for arrivals and 4.30PM-6PM for departures. The number of children outside the building shall not exceed 20 at any one time.

    Reason: *In the interests of residential amenity and highway safety having regards to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

04. The use hereby permitted shall not be commenced until provision for access, turning and parking of vehicles, cycles and buggies has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be retained solely for such purposes.

    Reason: *In the interests of highway safety and to ensure adequate provision for parking clear of the highway.*

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05. The recommendations and actions contained in the Travel Plan accompanying the application shall be implemented and complied with during operation of the day nursery and a travel survey over the first 6 months of operation shall be submitted to the Local Planning Authority within 7 months of the commencement of the use and any necessary measures agreed with the Local Planning Authority and implemented during the following 6 month period.

Reason: *To encourage sustainable travel in accordance with PPG13.*

06. The measures contained in the submitted Outdoor Area Management Plan shall be implemented and complied with during operation of the day nursery unless agreed in writing by the Local Planning Authority. This Plan shall be reviewed after 6 months and details shall be submitted to and approved by the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

07. Prior to commencement of the use hereby permitted, acoustic fencing shall be erected on the rear and side boundaries of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

08. The second-floor staff flat hereby permitted shall be occupied by a member of staff employed at the nursery on these premises only.

Reason: *In the interests of residential amenity.*

09. This permission relates to the application as amended by the revised plans TA 417/10b, 11b and 12b received on 26 May 2009.

Reason: *In the interests of highway safety having regard to Manual for Streets.*

10. No use of the amended vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

Reason: *In the interests of highway safety.*

PTO

11. The external materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional accommodation 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 policy AG1 of the Adur District Local Plan.*

12. The use hereby permitted shall not be carried on until refuse storage has been provided in accordance with the submitted details and thereafter retained.

Reason: *In the interests of amenity having regard to policy AG1 of the Adur District Local Plan.*