ADUR
DISTRICT COUNCIL

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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/0183/09**

Mr David Colchester
6 Norman Crescent
Shoreham By Sea
West Sussex
BN43 6AH

Details of Development
CHANGE OF USE OF GROUNDFLOOR OFFICE TO A ONE-BEDROOM FLAT AND REPLACEMENT OF OFFICE WINDOW WITH BAY WINDOW

Location of Development
11 WESTERN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WD

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 6th 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 within the built-up area and would help meet the need for additional housing and would preserve or enhance the character and appearance of the Conservation Area. 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, AB4, AH5, AH9).

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. No development shall take place until detailed drawings of the proposed new front bay window, including details of the materials and finishes to be used, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

    Reason: *To preserve the character and appearance of the Conservation Area and to comply with policy AB4 of the Adur District Local Plan.*

03. This permission relates to the application as amended by the revised plan received on 19 May 2009.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH9 of the Adur District Local Plan.*

04. The flat hereby approved shall not be occupied until provision has been made for secure cycle storage in accordance with details to be submitted to and approved by the planning authority.

    Reason: *To provide alternative travel options to the use of the car in accordance with PPG13.*

05. The flat hereby approved 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 policy G12 of the West Sussex Waste Local Plan Deposit Draft.*