Adur & Worthing councils

Development Management

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-by-Sea
West Sussex
BN43 5EY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0799/15

Details of Development
CHANGE OF USE FROM LIVE/WORK UNIT TO SINGLE RESIDENTIAL DWELLING (USE CLASS C3)

Location of Development
1 BROAD REACH 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 23rd June 2015.

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

G Peck

Gary Peck
Planning Services Manager
30/07/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0799/15

SCHEDULE

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 change of use hereby permitted shall be carried out in accordance with the following approved plans: -

no. 1336-PA-001 - received 23rd June 2015
no. 1336-PA-010 - received 16th July 2015

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

03. The ground floor residential floor space hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property 1 Broad Reach as a whole as a single dwellinghouse and shall not be used as a separate dwelling. Nor shall it be used for any commercial use and no business shall be carried out from the premises.

Reason: In the interests of residential amenity and highway safety having regard to saved policies AH2 and AH7 of the Adur District Local Plan.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.