



ADUR DISTRICT COUNCIL

MR DARREN TANNER
The Royal British Legion
9 - 11 Buckingham Road
Shoreham-by-sea
West Sussex
BN43 5UA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0766/26

Details of Development

**CHANGE OF USE FROM A PRIVATE MEMBERS CLUB (SUI GENERIS) TO 2NO.
RESIDENTIAL 3 BEDROOM DWELLINGS (USE CLASS C3) WITH OFF-ROAD
PARKING**

Location of Development

**THE ROYAL BRITISH LEGION 9 - 11 BUCKINGHAM ROAD SHOREHAM-BY-SEA
WEST SUSSEX BN43 5UA**

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 3rd July 2026.

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

Gary Peck
Head of Planning & Development
02/09/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PLANS AS EXISTING	01	03.07.2026
ELEVATIONS AS EXISTING	02	03.07.2026
PLANS AS PROPOSED	03	03.07.2026
BLOCK AND LOCATION PLAN	04	03.07.2026
PROPOSED ELEVATIONS	04	03.07.2026
PLANNING STATEMENT		03.07.2026
BLOCK PLAN WITH PARKING	05	18.08.2026

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

02. 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.*

03. 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 policy 15 of the Adur Local Plan*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

05. No development shall take place unless and until details of surface water drainage incorporating Sustainable Drainage Systems (SUDS) and responding to the specific hydrological conditions of the site have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The approved surface water drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for the implementation of the sustainable surface water drainage system, and a management and maintenance plan for the lifetime of the development which shall include any arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable surface water drainage system throughout its lifetime.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

06. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

07. Details of all boundary walls and/or fences must be submitted to and approved in writing by the Local Planning Authority and the dwellings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

08. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding;
- (v) measures to control the emission of dust and dirt during construction; and
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interest of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

09. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*