Adur District Council

Planning, Regeneration and Wellbeing

Alan Scarratt Architectural Services
33 Hurley Road
Worthing
West Sussex
BN13 2PA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0849/12

Details of Development
CHANGE OF USE AND CONVERSION FROM HOUSE IN MULTIPLE OCCUPATION TO A GROUND FLOOR ONE BEDROOM FLAT AND A FIRST/SECOND FLOOR TWO BEDROOM MAISONETTE

Location of Development
158 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HU

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 10th July 2012.

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
15/08/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional residential accommodation without detracting from the existing local urban 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 saved policies of the Adur District Local Plan (AG1, AH2, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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 flats hereby approved shall not be occupied until a scheme to prevent the transference of noise between the flats and the neighbouring dwellings within the terrace has been implemented in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: *In the interests of residential amenity and to comply with saved policy AH9 of the Adur District Local Plan.*

03. The development hereby permitted shall not be commenced until a scheme for protecting the proposed flats from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted flats are occupied and shall specifically include the provision of acoustic double glazing to windows of habitable rooms facing the road and a whole house ventilation system.

Reason: *In the interests of residential amenity and to comply with saved policy AH9 of the Adur District Local Plan.*

04. This permission relates to the following approved plans received 10 July 2012:-

Drawing No. AS.604.4A (Proposed Plans and Elevations)

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