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/0581/08

Mr R Overton-Hart
Overton-Hart
4 English Business Park
English Close
Hove
East Sussex
BN3 7EE

Details of Development
CHANGE OF USE OF GROUNDFLOOR AND BASEMENT OFFICES TO 2 MAISONETTES

Location of Development
OFFICES WESTOVER CHURCH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DQ

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 18th December 2008.

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

10/02/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment and 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, AB6, AH2, AH9) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH4, ERA1, DEV1, DEV4-5).

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. This permission relates to the amended plans received on 5 February 2009 and not to the plans originally submitted.

    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 and DEV1 of the West Sussex Structure Plan.*

03. The maisonettes 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 DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

04. No dwelling hereby approved shall be occupied until covered secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *To provide alternative travel options to the use of the car in accordance with PPG13 and DEV4 of the West Sussex Structure Plan.*