Adur District Council

Planning, Regeneration and Wellbeing

Mrs Julie Ferne
24 Queens Place
Shoreham-By-Sea
West Sussex
BN43 5AA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0212/13

Details of Development
CHANGE OF USE FROM COMMERCIAL THERAPY ROOMS TO RESIDENTIAL 2 BEDROOM COTTAGE.

Location of Development
3 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 27th March 2013.

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
29/04/2013

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 housing 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 relevant 'saved' policies of the Adur Local Plan AG1, AB4, AH2 or the policies of the National Planning Policy Framework

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing titled WSX105801 date received 27-03-2013
    Drawing titled Proposed Floor Plans for residential use date received 27-03-2013

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected within its curtilage.

    Reason: *In the interests of preserving the established character and appearance of the Conservation Area and visual amenity and in the interests of the living conditions of future occupiers to comply with saved policies AB4 and AH2 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.