ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0411/06

Mrs Beverley ODell
19 Parkfield Avenue
Rose Green
Bognor Regis
PO21 3BW

Details of Development
CONVERSION AND ALTERATIONS TO CREATE 3 ONE-BEDROOM FLATS AND ONE STUDIO FLAT (INCLUDING RE-INSTATEMENT OF FRONT WALL/RAILINGS)

Location of Development
384 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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 6th December 2006.

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.

[redacted]

Peter Davies
Head of Planning and Community

31/01/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional small dwelling units 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. As amended, it would not be at unacceptable risk of flooding and would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP3, AH2, AH5, AH9, AT12-13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, ERA4, 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. Details of the proposed new doors and windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The accommodation shall not be occupied until dustbin enclosures have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The flats hereby permitted shall not be occupied until provision for secure and covered storage of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

PTO

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority, details of the floor level of the ground floor flat and level of the street adjacent to the building.

Reason: *In the interests of residential amenity and to comply with policy AP3 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. This permission relates to the amended plans received on 30 January 2007 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 AP3 and AH2 of the Adur District Local Plan and ERA4 and DEV1 of the West Sussex Structure Plan.*

07. No development shall take place until a Planning Obligation pursuant to S106 of the Town and Country Planning Act 1990 relating to the application site has been completed and lodged with the Local Planning Authority and the Local Planning Authority has given notification of its approval. The said Obligation shall provide a contribution of £1,950 that will be paid to the Local Planning Authority towards sustainable transport improvements in the area.

Reason: *To promote sustainable travel and discourage car usage as required by policies DEV4-5 of the West Sussex Structure Plan.*