Adur District Council

Development Management

Ms J Coppock
Carter Jonas
Mayfield House
256 Banbury Road
Oxford
OX2 7DE

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 3, Class M

APPLICATION NUMBER: NOTICE/0029/15

Details of Development
PRIOR APPROVAL FOR CHANGE OF USE OF GROUND FLOOR SHOP (USE CLASS A1) TO 1NO. TWO-BEDROOM FLAT (USE CLASS C3) WITH ASSOCIATED EXTERNAL ALTERATIONS.

Location of Development
136 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 29th December 2015.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary peck
Planning Services Manager
22/02/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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SCHEDULE

Reasons for Refusal

01. Prior approval for the change of use of the ground hair salon (Use Class A1) to single flat (Use Class C3) with associated external alterations as shown on drawings 1074664-15-01, SK02 and SK05 received 29 December 2015 is required and refused because of the detrimental impact of the change of use on the adequate provision of A1 services in the local shopping parade to which it relates and because the proposal cannot be adequately safeguarded from the future risk of flooding and would therefore result in risk to the safety of future occupants. The proposal would therefore conflict with saved policy AS5 of the Adur District Local Plan, draft policy 28 of the Proposed Submission Adur Local Plan 2014 and the relevant policies of the National Planning Policy Framework relating to flood risk.