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/0304/07**

Gordon F Dixon
19 Derwent Drive
Goring By Sea
Worthing
West Sussex
BN12 06LA

Details of Development
CHANGE OF USE FROM OFFICES TO 4 ONE BEDROOM FLATS (TENANTED OCCUPANCY); WITH INTERNAL ALTERATIONS ONLY REQUIRED-PLUS TWO NEW GARAGES/STORES; AMENDED PARKING/GARAGING-NEW EXTRACTOR DUCT FROM RESTAURANT ON GROUND FLOOR

Location of Development
34 - 36 SOUTH STREET LANCING WEST SUSSEX

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 24th May 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

16/07/2007

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 policies of the Adur District Local Plan (AG1, AH2, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, 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. The dwellings hereby permitted shall not be occupied until details of the cycle stores have been submitted to and approved in writing by the Local Planning Authority and work shall be carried out in accordance with such details and shall remain as a cycle store incidental to the use of the proposed development.

    Reason: *To ensure adequate provision for cycle storage on site and to promote the use of sustainable transport to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. No buildings on the site shall 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.*

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04. Prior to occupation of the flats hereby permitted the proposed extraction system shall be installed in accordance with the details submitted to and agreed by the Local Planning Authority as part of this planning application dated 24 May 2007. This system as approved shall thereafter be retained in effective working order and operated at all times when cooking is taking place.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*