Adur District Council

Planning, Regeneration and Wellbeing

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1359/13

Details of Development
MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION AWDM/0900/13 FOR LEAN-TO ROOF TO EAST ELEVATION AND NEW GROUND FLOOR WINDOW TO NORTH ELEVATION.

Location of Development
11 COLEBROOK ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AL

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 13th November 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
08/01/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1359/13

SCHEDULE

Reasons for Granting Permission

01. The existing commercial use has been demonstrated to be unviable and its loss is not resisted and 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, AH2, AH3, AH5, AE16, AE17 and 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 No: 13/822/01 Rev B titled Proposed conversion to a one bedroom and a two bedroom flats date valid 13-11-2013
    Drawing No: 13/822/02 Rev B titled proposed conversion to a one bedroom and a two bedroom flats date valid 13-11-2013

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

03. Prior to occupation of the ground floor flat the existing sheds at the rear of the site shall be removed from the site.

    Reason: *To ensure adequate rear private garden space for the future living conditions of the ground floor flat in accordance with Saved Adur Local Plan policies AH2, AH3 and AH5.*

04. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the flats.

    Reason: *In the interests of visual amenity and the environment and to comply with saved policy AB25-27 of the Adur District Local Plan.*

05. Prior to occupation of the ground floor flat, secure and covered storage for at least one bicycle shall be provided in the rear garden of the ground floor flat and retained for that purpose thereafter.

Reason: *To provide an alternative to the private motor car for future occupiers in accordance with the policies set out in National Planning Policy Framework.*

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.