Adur District Council

Planning, Regeneration and Wellbeing

Mr Martin Farrer
M F Designs Ltd
52 King Street
Emsworth
Hampshire
PO10 7AZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0400/13

Details of Development
CHANGE OF USE OF FIRST FLOOR OFFICES TO 2 NO ONE BEDROOM FLATS

Location of Development
141 - 143 THE GARDENS SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AR

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 5th April 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
07/06/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would provide an adequate standard of residential accommodation to suit a small household and would help meet the demand for additional housing. It would not detract from the local environment and subject to the amendments received can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would detract from highway safety and consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH5) or the NPPF.

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: P01 REV A Date received: 15.05.2013
    Drawing No: P02 REV A Date received: 15.05.2013
    Drawing No: P03 Date Received: 15.05.2013
    Drawing No: 100 Date valid: 05.04.2013
    Drawing No: 101 Date valid: 05.04.2013

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

03. The external materials and finishes of the blocking up of existing windows and works of making good shall match in colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. No development shall take place until details (including the design, external finish and colour) of the proposed 'hit and miss' fencing to the external stairs and rear access corridor to the proposed flats have been submitted to and approved in writing by the Local Planning Authority and the dwellings shall not be occupied until such fencing has been erected and shall thereafter be retained permanently

    Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

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05. The bathroom windows in the north elevation of the dwellings hereby permitted shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

06. The bedroom window in the west side of Flat 2 shall at all times be glazed with obscured glass below 1.8 metres from the floor of the room in which the window is installed.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

07. Notwithstanding the details shown on Drawing No: P01 REV A no development shall take place unless and until details of the layout of the proposed yard, to include an area of private amenity space, refuse storage, secure, covered cycle storage and means of enclosure to deter customers of the ground-floor shop parking within the yard have been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: *In the interests of amenity and the environment and to comply with saved policy AH2 of the Adur District Local Plan.*

08. Prior to first occupation of the dwellings hereby permitted the existing low fencing shall be removed and no use of the flat roof shall take place other than as a means of access to the dwellings enclosed by fencing in the position shown on Drawing No: P01 REV A. No use of the flat roof as a terrace or sitting out area shall take place at any time.

Reason: *To safeguard the amenities of neighbouring residential occupiers and to comply with saved policy AD2 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.

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02. With regard to discharging condition 7 of this permission, it is recommended that the proposed refuse and cycle stores are located away from the common boundary with 90 Gardner Road.

03. All Planning applications resulting in new properties or streets being developed, **and/or** changes to existing properties - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.