Adur District Council

Planning, Regeneration and Wellbeing

Mr Derek Kemp
CPL Chartered Architects
A3 Chaucer Business Park
Dittons Road
Polegate
East Sussex
BN26 6QH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0226/12

Details of Development
CHANGE OF USE OF REMAINDER OF NO'S 36 AND 38 FROM RESIDENTIAL TO A DOCTOR'S SURGERY (RETROSPECTIVE)

Location of Development
36 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QT

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 2nd March 2012.

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
26/03/2012

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The use of the whole premises as a doctors surgery provides an essential service to the local community which is considered to outweigh the loss of a single dwelling unit. It does not cause any significant detriment to the residential amenities of the locality or to highway safety, provided the number of practitioners is limited and on-site parking space for cars and cycles is provided. It, therefore, accords with policy ACS4 of the Adur District Local Plan and refusal is not warranted under policy AH6.

Conditions

01. The premises shall be used only as a doctors surgery with ancillary facilities and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

    Reason: *In the interests of residential amenity and highway safety having regard to saved policies AG1 and ACS4 of the Adur District Local Plan.*

02. No more than 2 doctors shall use the premises at any one time.

    Reason: *In the interests of residential amenity and highway safety having regard to policies AG1 and ACS4 of the Adur District Local Plan.*

03. A minimum of 3 car parking spaces shall be provided on the property and they shall be kept clear for the parking of the cars of doctors and/or patients at all times during surgery opening hours.

    Reason: *In the interests of highway safety.*

04. Details of secure, covered parking for 4 cycles shall be submitted within one month of the date of this permission and such details as approved shall be implemented within a period of 2 months from the date of approval of the details.

    Reason: *To promote sustainable travel and discourage use of cars having regard to PPG13.*