Adur District Council

Development Management

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1309/15

Details of Development
CONVERSION OF FIRST AND SECOND FLOORS TO 3-BEDROOM MAISONETTE AND REAR PART OF FIRST FLOOR TO OFFICE (ANCILLARY TO 2-12 PENHILL ROAD)

Location of Development
61 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 25th September 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
23/12/2015

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

SCHEDULE

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:-

    Site Location Plan Date received: 25.09.2015
    Drawing No: 14/931/01 Existing First and Second Floor Plan [Unauthorised] Date received: 25.09.2015
    Drawing No: 14/931/02 Proposed First and Second Floor Plan Date received: 25.09.2015
    Drawing No: 14/931/03 Original First and Second Floor Plans Date received: 25.09.2015
    Drawing No: 14/931/04 Existing First Floor Plan Date received: 11.12.2015
    Drawing No: 14/931/05 Proposed First Floor Plan Date received: 11.12.2015

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

03. Prior to first use of the ancillary offices hereby permitted the existing kitchen in the first-floor rear outrigger of No.61 shall be dismantled and removed in its entirety as shown on the approved plan.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order amending or revoking and re-enacting that Order with or without modification), the ancillary office accommodation hereby permitted shall only be used as offices ancillary to the primary retail use of 2-12 Penhill Road and no other purpose (including any other purpose within Class A1 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: *To safeguard the amenities of neighbouring residential occupiers.*

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.