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/0637/07**

Nash And Partners Ltd
Station Approach
Southgate
Chichester
West Sussex
PO19 8GA

Details of Development
ALTERATIONS AND REFURBISHMENT (INCLUDING ONE ADDITIONAL PARKING SPACE AND RE-CLADDING)

Location of Development
ROYAL BUILDINGS MARLBOROUGH ROAD 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 17th October 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.

Keith Morgan
Planning Services Manager

12/12/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for economic and environmental regeneration without detracting from the local 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, AE2, AE4) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, 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. This permission relates to the amended plan received on the 12 December 2007 except that, notwithstanding the details shown on the amended plan, no approval is conferred of the removal of the existing landscaping beds (the large shrubs) fronting Marlborough Road, and these shall be retained permanently.

    Reason: *In the interests of visual amenity and to comply with policy AE2 of the Adur District Local Plan and LOC1 of the West Sussex Structure Plan.*

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no openings shall be formed in the southern walls of the buildings without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*