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/0322/07

T Cording
140 High Street
Steyning
BN44 3LH

Details of Development
CONVERSION OF EXISTING FIRST AND SECOND FLOOR OFFICES INTO TWO 1-BED SELF-CONTAINED FLATS

Location of Development
27 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DD

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 14th June 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.

Peter Davies.

Peter Davies
Head of Planning and Community

09/08/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional small dwelling units 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 not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AH5, AT13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, CH4, 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 application as amended by the revised plan received on 3rd August 2007.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AT13 of the Adur District Local Plan and DEV5 of the West Sussex Structure Plan.*