Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
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BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
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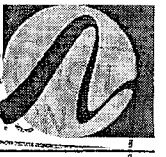
ADUR DISTRICT COUNCIL



ADUR DISTRICT CO
PLANNING DIVISION
PLAN
DATE 16 JUN 2008
Ad/0322/08

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	HIGH STREET TRUST.
Unit:	
House number:	10
House suffix:	
House name:	—
Address 1:	HIGH STREET
Address 2:	SHOREHAM - BY - SEA
Address 3:	
Town:	SHOREHAM - BY - SEA
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN43 5DA

2. Agent Name and Address

Title:	MR
First name:	DARREN
Last name:	BAKER.
Company (optional):	WALWICH BAKER.
Unit:	
House number:	10
House suffix:	
House name:	—
Address 1:	HIGH STREET.
Address 2:	
Address 3:	
Town:	SHOREHAM - BY - SEA
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN43 5DA

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE OF 1ST & 2ND FLOORS FROM ANCILLARY STORAGE TO 2 BEDROOM FLAT. CHANGE OF SHOP FRONT TO INCORPORATE SELF-CONTAINED ENTRANCE DOOR & W.C @ REAR OF SHOP TO BE ENCLOSED

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	2	House suffix:
House name:				
Address 1:	HIGH STREET			
Address 2:				
Address 3:				
Town:	STORRINGTON - RH - SET			
County:	WEST SUSSEX			
Postcode (optional):	RH20 3DT			

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

SHOP WITH 1ST & 2nd FLOOR STORE ROOMS OVER

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

HANNAH BARKER

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission) 3/6/08

Details of pre-application advice received?

DISCUSSED REFUSE & BIKE STORE FACILITIES ~~BUT ACCESS~~ LAYOUT IS SUCH THAT THESE UNFORTUNATELY CANNOT BE PROVIDED HOWEVER BEING TOWN CENTRE & RESIDENT SET IN SIMILAR APPLICATION SHOULD BE OK. ADC 0322/07

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access *proposed* to or from the public highway?	☐ Yes	☑ No
Is a new or altered pedestrian access proposed to or from the public highway?	☐ Yes	☑ No
Are there any new public roads to be provided within the site?	☐ Yes	☑ No
Are there any new public rights of way to be provided within or adjacent to the site?	☐ Yes	☑ No
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	☐ Yes	☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

SEE ABOVE DISCUSSIONS WITH HANNAH BARKER.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

SEE ABOVE DISCUSSIONS WITH HANNAH BARKER.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☑	☐	
Roof			☑	☐	
Windows	1ST & 2ND FLOOR TIMBER FRAME SASH WINDOWS.	REPLACEMENT UPVC WITH MATCHING DESIGN TO EXISTING.	☑	☐	
Doors	GROUND FLOOR.	ADDITION OF A PAINTED TIMBER DOOR FOR SELF-CONTAINED FLAT TO LEFT OF SHOP FRON.	☐	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	6	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NO NEW CONNECTIONS AS THERE IS A WASTE CONNECTION ALREADY IN SITU ON THE 1ST FLOOR.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

BUT LOCATED @ 1ST & 2ND FLOORS [x] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

GROUND FLOOR RETAIL (FISHMONGERS SHOP) WITH ANCILLARY STORAGE AT 1ST & 2ND FLOORS

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? [x] Yes [ ] No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐		✓				2
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): +2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐	40m²	2-5m²	37.5m²	-2.5m²
	Net tradable area:	☐	30m²	2-5m²	27.5m²	-2.5m²
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
A4	Drinking establishments	☑				
A5	Hot food takeaways	☑				
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	Please specify	☑				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☑			
Other	Hostels	☑			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 805qm

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information *before* your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		13/6/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

13/6/08

Signed - Applicant: HIGH STREET TRUST	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		~~27/5/2008~~

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☐	The correct fee:	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☐	3 copies of a design and access statement:	☐
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☐	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☐
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: HIGH STREET TRUST	Or signed - Agent:	Date (DD/MM/YYYY): 13/6/08
[redacted]		~~27/5/2008~~ (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: DARREN BAKER

Telephone number:

Email address:

PLANNING STATEMENT

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A2/0322/08
DATE RECEIVED 16 JUN 2008

SITE LOCATION

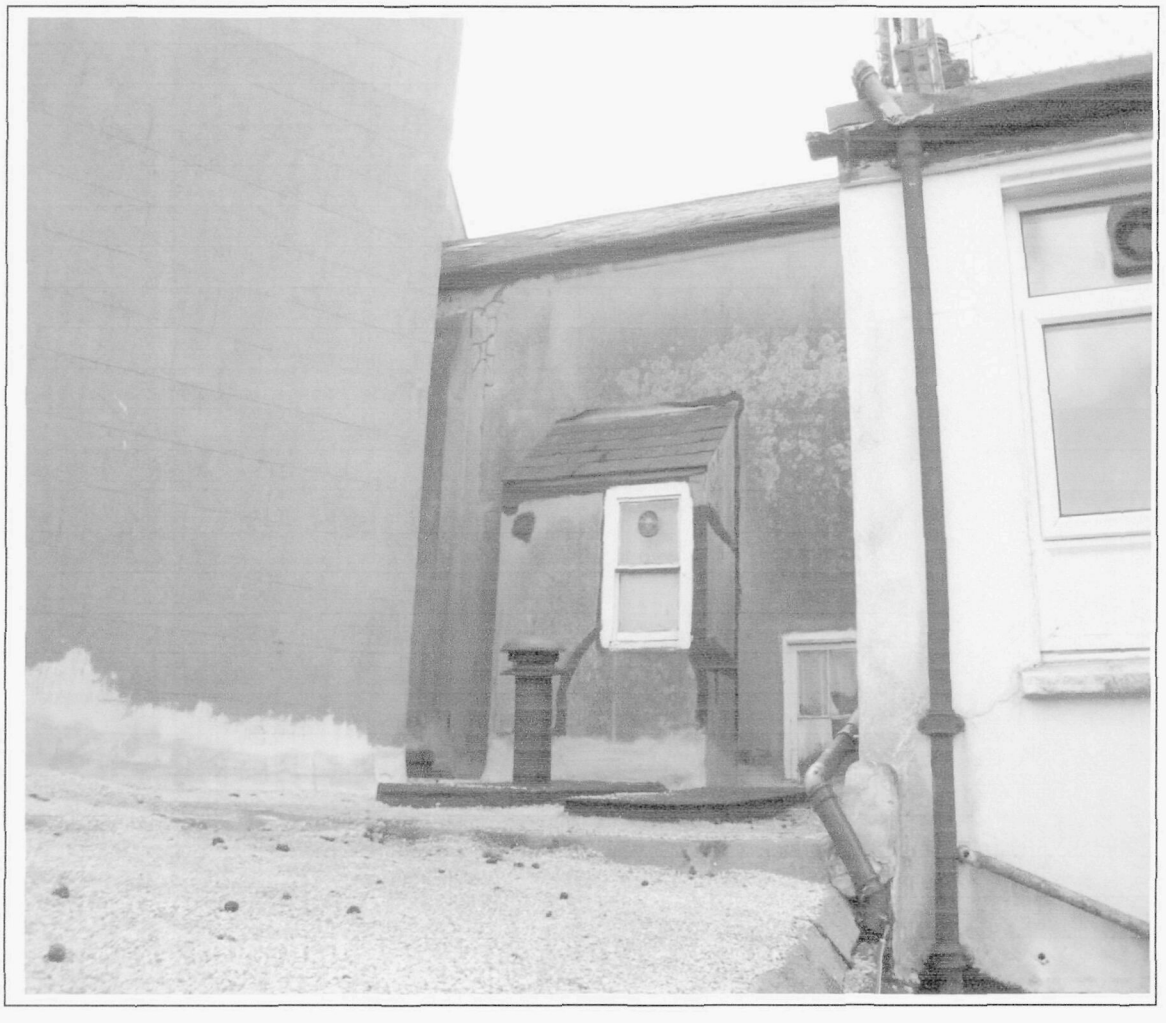
2 High Street, Shoreham-by-Sea

PROPOSAL

Change of Use Of 1st and 2nd Floors from redundant ancillary storage to the ground floor retail premises
To
A 2 bedroom self contained flat



FRONT ELEVATION



REAR ELEVATION

1. THE SITE AND ITS SURROUNDINGS

1.1 The application premises comprise of vacant first and second floor rooms.

1.2 Their last use was ancillary storage to the ground floor retail premises currently used as a fireplace shop. This ancillary storage is no longer required and has been vacant for a number of years.

1.3 The premises prior to this were originally residential use although access would only have been through the shop premises.

1.4 The site lies within the town centre of Shoreham-by-Sea between the "Ferry Inn" to the east and "Bookworms of Shoreham" to the West.

1.5 The photograph on page 1 of the planning statement state the relationship between the application site and the adjoining uses. The photograph on page 2 shows the small existing rear extension which currently houses the WC.

1.6 Although the site lies within a Conservation Area the only visual alteration to the appearance of the façade would be the incorporation of a self contained entrance door on the western side of the shop front which would be in timber to match the existing timber framed shop front. The windows at first and second floor are beyond repair and the applicants would propose to replace these with upvc units. However, conscious to retain the existing appearance of the façade all details including matching Georgian bars would be incorporated within the new units. Furthermore, it is noted that the adjoining premises ("Bookworms of Shoreham") have replacement upvc as has the majority of properties along this stretch of the High Street. The only other visual alteration would be at the rear where the existing WC which protrudes the main structure will be enlarged ever so slightly. See attached floor plans.

2. RELEVANT PLANNING POLICY

2.1 The property is located in the Conservation Area where the Council has statutory duty to pay attention to the needs to preserve or enhance conservation areas. Local plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

2.2 Structural Plan policies give weight to the re-use of existing buildings at higher residential density provided the character of the area is protected (LOC1, ERA1, CH1). Policy DEV4 states (amongst other things) that development should not be permitted less the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the

number and impact of motorised journeys is minimised. DEV5 states; 'development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative'.

2.3 A key objective of PPS3 is that development continues to make effective use of land and by reusing land and buildings that have been previously developed or vacant. Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose.

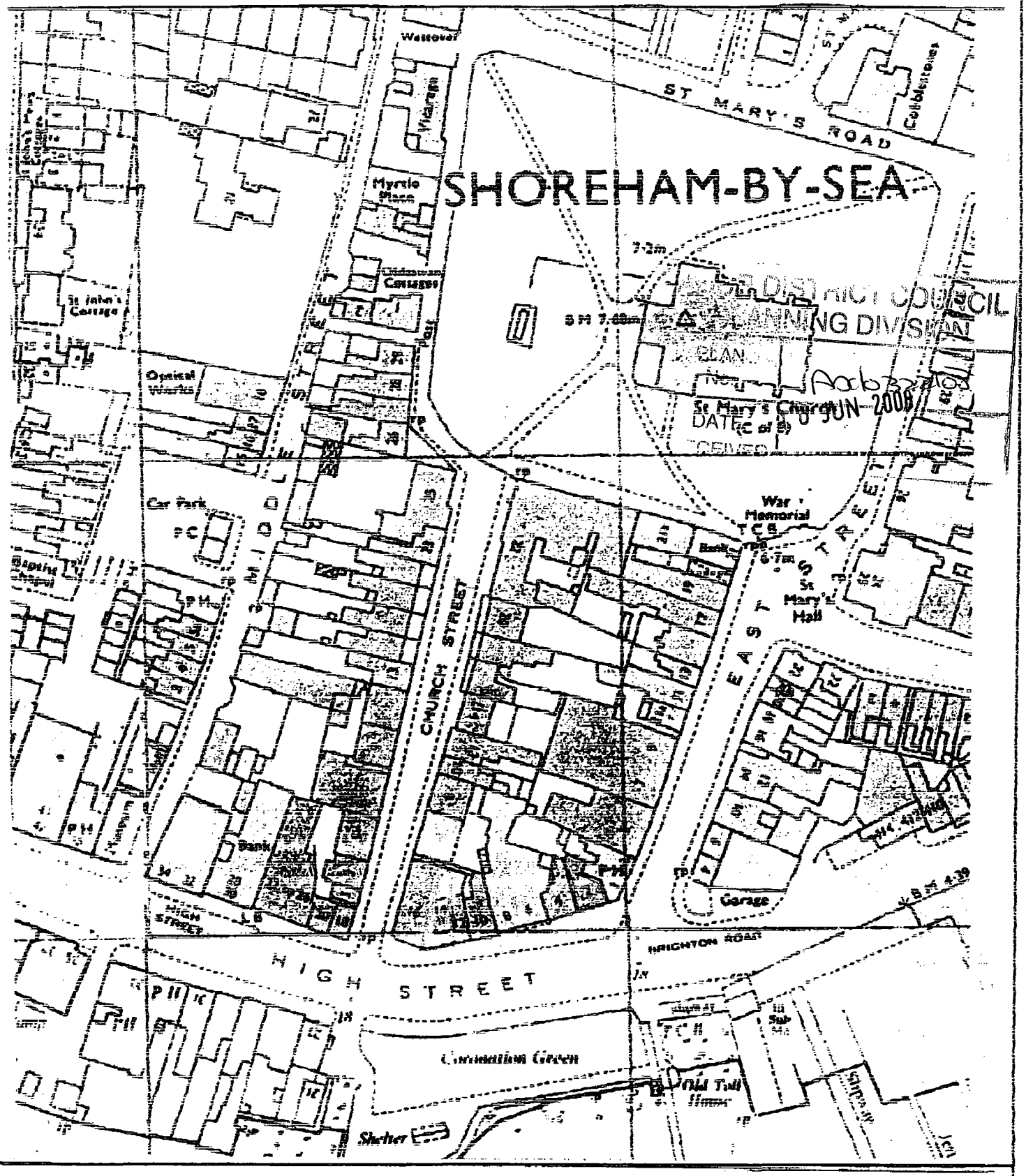
2.4 There is no specific policy in the local plan relating to the conversion of upper floors in shopping streets to residential use. However policy STC1 of the Adur Development Plan commission core strategy relates to town centres and states that the viability and vitality of the town centres of the district will be enhanced through the provision of the variety of other uses, including residential, to complement the main retail function and by promoting the use of vacant premises above shops for residential purposes.

2.5 The proposed conversion would result in the addition of a two bedroom self contained flat which would help meet the need for smaller size accommodation within the district. The flat would provide 43 square meters which is larger than the minimum size requirements for two bedroom flats as set out in Development Control No. 4 'flat conversions' and therefore should be considered acceptable.

2.6 As the proposed self contained flat does not have use of the rear garden as this is incorporated within the ground floor retail premises lease and that the only ground floor part of the flat is the initial entrance corridor there would not be the provision for secure covered cycle storage nor bin facilities. However, given the central and sustainable location the proposal should be viewed on these merits, as well as the precedent set in similar circumstances vis-à-vis planning application; ADC/0322/07.

3. CONCLUSIONS

3.1 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 further take place without resulting in an unacceptable detriment to the amenities of the neighbouring properties and without detraction from highway safety. It would not conflict with the relevant policies of Adur District Council local plan (AG1, AB3, AH5, AT13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, CH4, ERA1, DEV1, DEV4-5).



O.S PLAN 1

SCALE 1:1250

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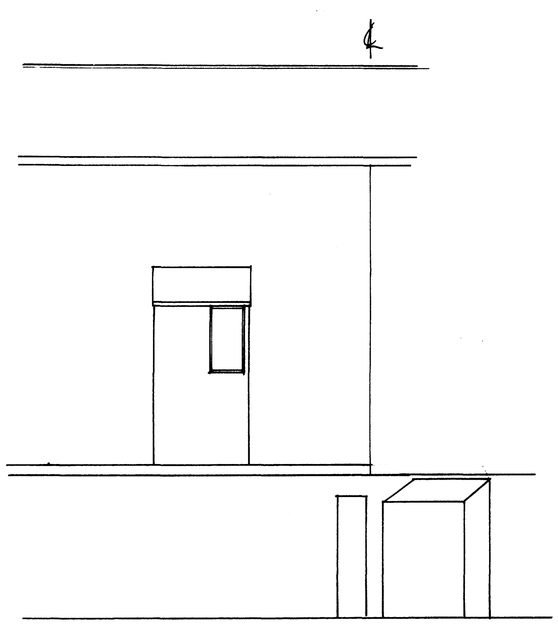
FRONT ELEVATION

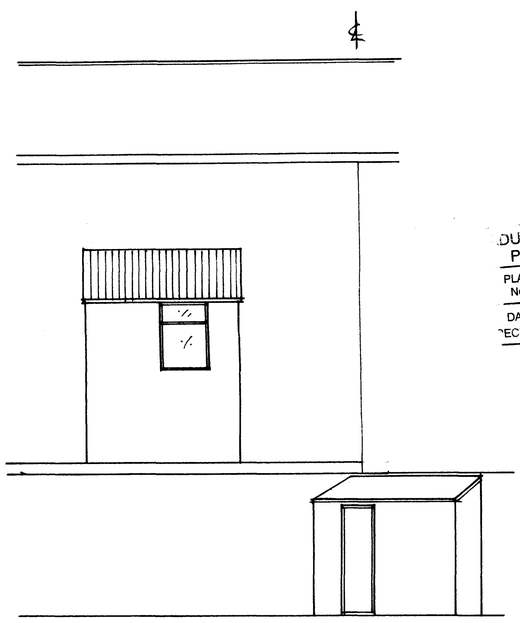


REAR ELEVATION

EXISTING



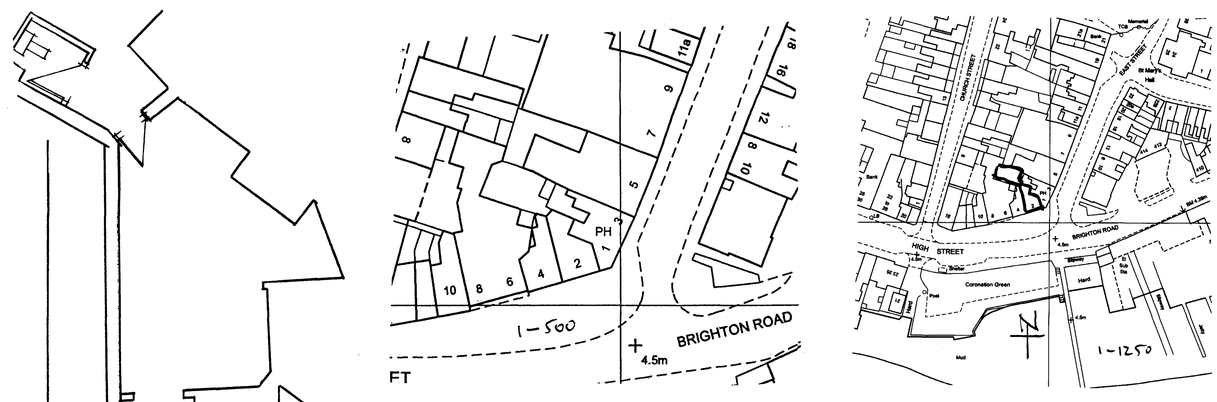
FRONT ELEVATION

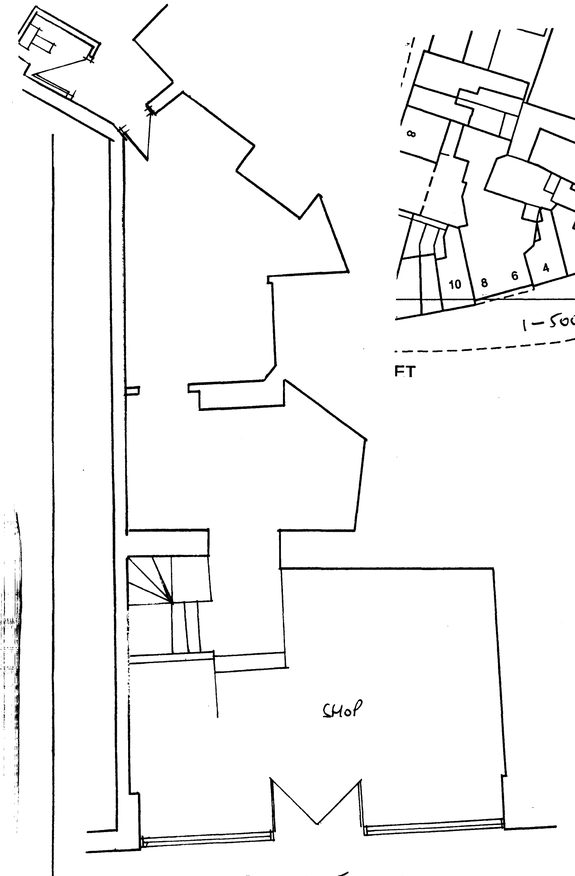


REAR ELEVATION

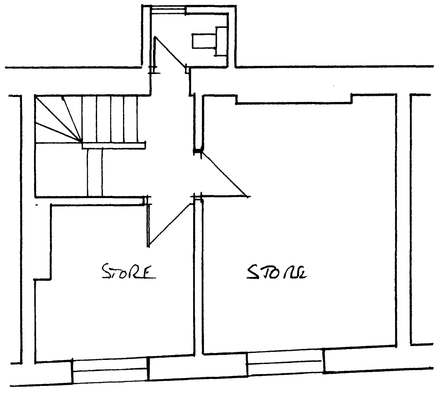
PROPOSED

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWB/32/08
DATE RECEIVED 16 JUN 2008

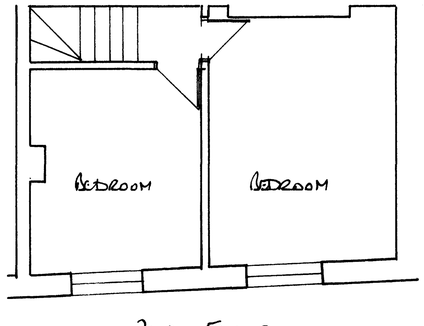




GROUND FLOOR

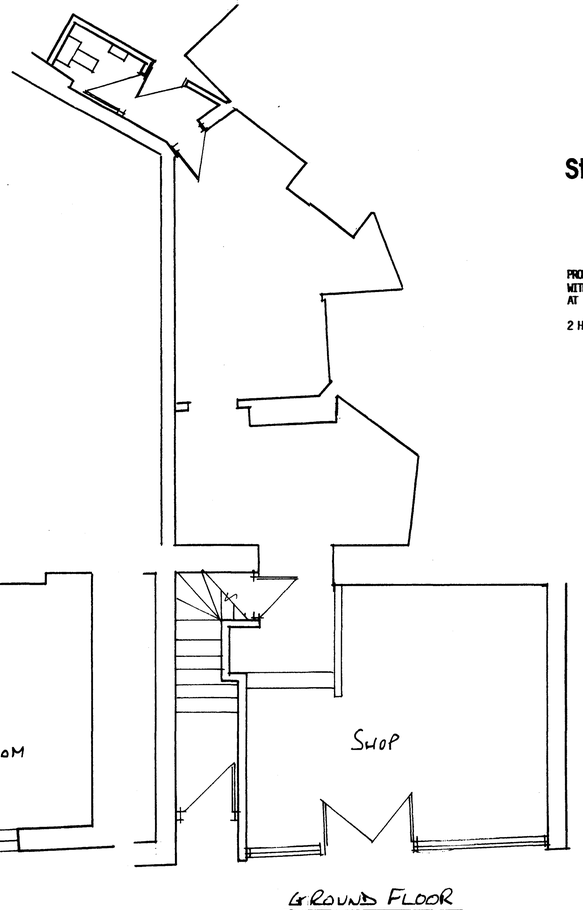


FIRST FLOOR



2ND FLOOR
UNCHANGED

EXISTING



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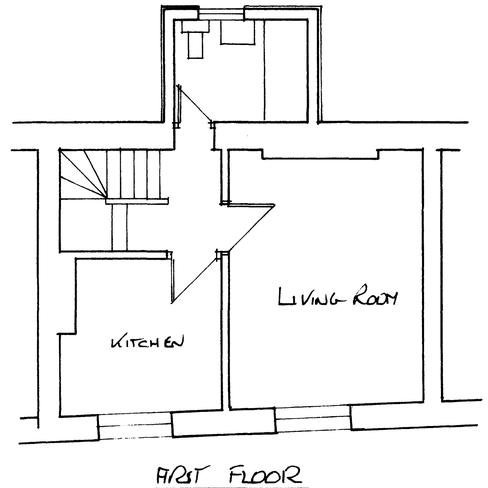

FIRST FLOOR

PROPOSED

Stephen Bromley Associates Limited

Chartered Building Surveyors

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Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696

PROPOSED RECREATION OF FLAT TO UPPER STORIES WITH INDEPENDANT ENTRANCE FROM HIGH ST AT

2 HIGH STREET SHOREHAM BY SEA

Scale 1-50 1-100

Dwn 2008

Dwg No 8742/1