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/1083/15

Details of Development
CHANGE OF USE OF 4-BEDROOM MAISONETTE TO ONE 1-BEDROOM FLAT AND ONE 2-BEDROOM FLAT ON FIRST AND SECOND FLOORS.

Location of Development
35C BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 4th August 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
27/10/2015

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
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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:-

Drawing titled: 35c Buckingham Road Site Plan, date valid 04-08-2015
Drawing titled: 35c Buckingham Road Block Plan, date received 19-10-2015
Drawing No. 15/1048/01: titled Proposed conversion of existing 4 bed flat to 1x1 bed flat & 1x 2 bed flat, date valid 04-08-2015

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

03. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 8am and 6pm Monday to Friday and 9am and 1pm on Saturdays. There shall be no working on Sundays or on Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

04. The dwellings hereby permitted shall not be occupied unless and until the bin storage shown on the approved plans has been provided and thereafter it shall be retained permanently solely for such purpose.

Reason: *In the interests of amenity in compliance with Adur Saved Local Plan policy AH9.*

05. The dwellings hereby permitted shall not be occupied unless and until the secure, covered cycle storage shown on the approved plans has been provided and thereafter it shall be retained permanently solely for such purpose.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with Adur Saved Local Plan policy AH9.*

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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk