Adur District Council

Planning, Regeneration and Wellbeing

Mr Stephen Jupp
Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0955/12

Details of Development
RETROSPECTIVE APPLICATION FOR THE CONVERSION FROM A SINGLE DWELLING HOUSE TO 2 FLATS

Location of Development
69 CRABTREE LANE 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 12th September 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
29/10/2012

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The development is within the built-up area and helps meet the need for additional housing without detracting from the existing local urban environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH5, AH6, AH9), Good Practice Guidance Note: Internal Space Standards for New Homes, or the policies of the South East Plan (SP1, SP3, SP4, CC1, CC4, CC6, BE1, BE2, BE3, H1, H2, H4, H5, H6, T4, NRM10, W1, SCT1, SCT2, SCT3)

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: OTH/7/12-3A entitled 'Existing floor plans and attic sections' deposited 12 September 2012
Drawing entitled 'Sheet 1 – Location Plan' deposited 12 September 2012
Drawing entitled 'Sheet 4B – Site Plan' deposited 12 September 2012
Drawing entitled 'Sheet 8A – Bin stores' deposited 12 September 2012

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

02. Within 3 months of the date of this permission, the rear garden shall be divided with 1.8 metre high close boarded screen fencing in accordance with the plans hereby approved and shall be thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to saved Policy AH9 of the Adur District Local Plan.*

03. Within 3 months of the date of this permission, the rear storage shed shall be fitted with cycle hoops and made available for use by the occupiers of each flat for cycle storage purposes in accordance with the approved plans, and shall thereafter be retained for that purpose, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

04. Within 3 months of the date of this permission, the bin stores hereby approved shall be constructed in accordance with the approved plans and shall thereafter be retained for bin storage purposes, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of residential amenity.*