Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
PlanRight UK Ltd
28 Tysoe Hill
Glenfield
Leicester
LE3 8AQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0030/14

Details of Development
CHANGE OF USE OF OFFICE (A2) ON GROUND FLOOR TO ENABLE EXISTING 1-BED FLAT TO BECOME A 2 BED FLAT.

Location of Development
152A MANOR HALL ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4NP

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 15th January 2014.

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
11/02/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. While it would result in the loss of a commercial unit, the remainder of the shopping parade has already been lost to residential uses and the proposal would not therefore harm the shopping needs of local residents. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AS5) or the policies of the National Planning Policy Framework.

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 received 15 January 2014:-

    Drawing No CG/01631/01 (Plans and Elevations)
    Location Plan, Block Plan

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

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.