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/0478/09**

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
**CHANGE OF USE OF EXISTING FIRST-FLOOR OFFICE TO A ONE-BEDROOM FLAT (IN ASSOCIATION WITH ADDITION OF 2 NEW FLATS AT REAR PERMITTED UNDER ADC/0367/09)**

Location of Development
**32A EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZD**

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 13th January 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

04/03/2010

**SCHEDULE**

**Reasons for Granting Permission**

01. The proposed development is within the built-up area and would help meet the need for additional housing provision without detracting from the local urban environment. It would enhance the appearance of the Conservation Area and it can take place without resulting in unacceptable detriment to the setting of Grade I Listed St Mary de Haura Church, or the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AB4, AH2).

**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 use hereby permitted shall not be carried on until provision for access and parking of cycles and for bin storage has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for parking of cycles and bin storage incidental to the use of the accommodation hereby approved.

    **Reason**: *To ensure adequate provision for parking cycles and storage of bins clear of the highway.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:
    Proposed floor plans Drawing No. 6675/20;
    Existing and proposed elevations Drawing No. 6675/21;
    and the site location and block plan, date stamped received 13 January 2010.

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