ADUR
DISTRICT COUNCIL

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

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0417/09**

Mr Ben Whitby
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
CONVERSION FROM SHOP AND OFFICES TO OFFICE (GROUNDFLOOR FRONT); ONE-BEDROOM GARDEN FLAT (GROUNDFLOOR REAR WITH SINGLE-STOREY REAR EXTENSION); AND TWO-BEDROOM MAISONETTE ABOVE, WITH CYCLE PARKING AND BIN STORAGE AT REAR

Location of Development
116 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DB

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 2nd November 2009.

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

09/03/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is in a highly sustainable location within the built-up area and would help meet the need for additional dwelling units without detracting from the existing local urban environment or from the viability and vitality of the shopping centre. It can take place without resulting in detriment to the amenities of nearby properties or detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1, AE5-6, AH5).

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 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 access and parking of cycles incidental to the use of the premises concerned.

    Reason: *To ensure adequate provision for cycle parking and to comply with policy AH2 of the Adur District Local Plan.*

03. Prior to commencement of use of the property as 2 dwelling units, waste storage shall be provided as shown on the submitted plan and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

    Reason: *To ensure adequate storage space for refuse and to comply with policy AH2 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following plans:-
    Block and Location Plan Drawing No.3 - Date stamped received 2nd Nov 2009.
    Plans and Elevations as Proposed Drawing No.2 - Date stamped received 2nd November 2009.

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

pto

05. A window display shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: *To retain the character of the town centre shopping area having regard to policy AS1 of the Adur District Local Plan.*