Adur District Council

Development Management

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

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1805/15

Details of Development
CHANGE OF USE FROM USE CLASS B8 (STORAGE AND DISTRIBUTION) TO USE CLASS D1 (NON-RESIDENTIAL INSTITUTION) WITH EXTERNAL ALTERATIONS TO DOORS AND AIR CONDITIONING UNIT TO SOUTH ELEVATION.

Location of Development
16 BRUNSWICK ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WB

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 January 2016.

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
29/02/2016

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
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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 and documents:-

Drawing titled OS MasterMap - date valid 04-01-2016
Drawing titled 1-500 - date valid 04-01-2016
Drawing No. 10731-1a titled Proposed Conversion B1 to D1 - date received 24-02-2016
Drawing No. 10731-2 titled WINDOW/DOOR DETAILS - date valid 04-01-2016
Document titled Air Conditioning Product Information PKA-RP50HAL: Power Inverter Heat Pump R410A Wall Mounted System - date valid 04-01-2016
Agent's letter titled 16 BRUNSWICK ROAD, SHOREHAM Travel arrangements - date valid 04-01-2016
Document titled A typical weekly activities' chart for the proposed centre at British summer time - date valid 04-01-2016

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

03. Prior to occupation of the building for the use hereby approved the applicant shall publicly display up-to-date bus and train timetables inside the premises and these shall remain at all times.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with National Planning Policy Framework.*

04. The hall hereby approved shall only be used between the hours of 8.00 am and 11.30 pm of the same day, every day, with the hall vacated of people by 11.30pm.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

05. No sound amplification equipment shall be used inside the premises except between 12.00pm-2.30pm of the same day each Friday, during Eid prayers (9am-11am of the same day, each day) and 9am to 5pm of the same day for funeral prayers.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

06. All doors and windows shall be closed at times when the sound amplification equipment is in use, except between 11am-3pm of the same day. No sound amplification equipment shall be used outside of the premises at any time. No music shall be played inside and outside of the premises at any time.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

07. No more than 60 individuals shall be present on the site at any time.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

08. The air conditioning unit hereby approved shall not be provided unless in strict accordance with the approved documents and not provided unless inside the associated enclosure. Thereafter the equipment shall be maintained to the approved manufacturer's specifications to achieve the specified criteria.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

09. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no air conditioning and/or external mechanical ventilation system (other than approved) shall be installed, erected or replaced on the application premises.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only as a place of worship and day care centre for the ethnic Bangladeshi-Muslim community within Use Class D1 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interests of safeguarding the residential amenities of adjacent neighbours to comply with the core planning principle of the National Planning Policy Framework related to residential amenities.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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