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/0367/09**

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

Details of Development
DEMOLITION OF EXISTING REAR PROJECTION AND CONSTRUCTION OF ATTACHED TWO-STOREY RIDGE-ROOFED BUILDING CONTAINING 2 ONE-BEDROOM FLATS (WITH FIRSTFLOOR REAR BALCONY)

Location of Development
31 - 32 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 23rd September 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

18/11/2009

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 environment. It would enhance the appearance of the Conservation Area and it can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, 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 building hereby permitted shall not be occupied 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 vehicles and cycles incidental to the use of the proposed development.

    Reason: *To ensure adequate provision for parking clear of the highway.*

03. No construction work shall be carried out on site unless there is available within the site or a specified approved section of highway in accordance with details approved by the Local Planning Authority provision for contractors buildings, plant, stacks of materials and skip storage and such provision shall be retained for these purposes throughout the period of work on the site.

    Reason: *In the interests of highway safety and amenity.*

04. This permission relates to the amended plans received on 17-11-09 and not to the plans originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB4 of the Adur District Local Plan.*

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05. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan.*