ADUR DISTRICT COUNCIL

Mr Jon Turner
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United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1867/22

Details of Development
CONVERSION OF EXISTING OFFICES TO FORM 6NO. FLATS (1 X ONE BEDROOM AND 5NO. X TWO BEDROOM); PROPOSED HIPPED ROOF REAR EXTENSION TO 2ND FLOOR WITH INSET BALCONY; FLAT ROOFED REAR EXTENSION OVER PART OF EXISTING 1ST FLOOR TERRACE WITH NEW GLAZED BALUSTRADE; CANTILEVERED BALCONY TO GROUND FLOOR REAR ELEVATION; ALTERATIONS TO GROUND FLOOR REAR WINDOWS TO FORM JULIET BALCONIES; ROOFLIGHTS TO FRONT, PV PANELS TO REAR, 10NO. PARKING SPACES AND COVERED CYCLE STORE BUILDING ON LAND TO EAST. APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF APPROVED AWDM/0877/20 TO EXTEND ROOF AT REAR (SOUTH) TO PROVIDE A NEW GABLE AND ROOF TERRACE WITH GLAZED BALUSTRADE.

Location of Development
THE OLD TOWN HALL 142 ALBION STREET SOUTHWICK WEST SUSSEX BN42 4AX

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 November 2022.

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
31/01/2023

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED EAST ELEVATION	TA 1228/27 E	26.01.2023
PROPOSED SITE PLAN	TA 1228/20 E	20.01.2023
PROPOSED SECOND FLOOR	TA 1228/23 D	20.01.2023
PROPOSED ELEVATION	TA 1228/25 C	20.01.2023
PROPOSED SOUTH ELEVATION	TA 1228/26 C	20.01.2023
PROPOSED SECTION XX	TA 1228/28 D	20.01.2023
PROPOSED FIRST FLOOR	TA 1228/22 B	15.11.2022
BLOCK & SITE LOCATION	TA 1228/01	15.11.2022
PROPOSED GROUND FLOOR	TA 1228/21 C	15.11.2022
PROPOSED NORTH ELEVATION	TA 1228/24 B	15.11.2022

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

02. 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.*

03. The development shall be carried out in accordance with the Construction Management Plan received 18 July 2022 under application reference AWDM/1215/22 and shall be adhered to throughout the construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

04. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car parking for the use having regard to policy 28 of the Adur Local Plan.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans

Reason: *To provide alternative travel options to the use of the car in accordance with policy 28 of the Adur Local Plan.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed extensions and alterations (including windows, doors, rooflights and balconies) has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

07. No development shall commence until full details of all new glazing and the MVHR system to be installed have been submitted to and approved in writing by the Local Planning Authority. Following approval of these details, all works which form the scheme for protecting the proposed flats from traffic noise, as set out in the Acoustic Design Statement by Sound Solution Consultants received 18 July 2022 under application reference AWDM/1215/22 shall be completed, including the approved glazing and MVHR details, before any of the flats are occupied and retained thereafter. Following completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

08. No flat shall be occupied until the associated communal facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans. Such facilities as provided shall thereafter be retained and used only for the storage of refuse and re-cycling waste.

Reason: *In the interests of amenity and the environment having regard to policy 15 of the Adur Local Plan.*

09. Privacy screens shall be erected in accordance with the details submitted 18 July 2022 under application reference AWDM/1215/22 prior to commencement of use of the balconies and shall thereafter be retained.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

10. The first floor window in the east side elevation of the building hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

11. The rooflights in the east side roofslope of the building hereby permitted shall be obscure-glazed and installed with a cill height 1.7m above the floor level of the room in which they are installed and they shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).

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