Adur District Council

Planning, Regeneration and Wellbeing

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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0057/13

Details of Development
CHANGE OF USE FROM SHOP TO OFFICE.

Location of Development
1 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RA

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 28th January 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
02/04/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. Subject to a restriction as a condition of planning permission limiting the proposed use to a Parish Office, it is considered the proposed development would bring a long term vacant unit back into use and can take place without detraction from the vitality and viability of the town centre. On this basis it would not conflict with the National Planning Framework and Saved Policies AS1 and AE6 of the Adur District Local Plan.

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:-

    '1 New Road Shoreham by Sea' received 28th January 2013

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

03. The premises shall be used only for a Parish Office for the benefit of the Diocese of Chichester and for no other purpose within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

    Reason: *The proposed use is granted exceptionally having regard to saved policies AS1 and AE6 of the Adur District Local Plan and the NPPF.*

04. No working, or business whatsoever shall take place on the premises except between the hours of 08.00 and 19.00 on Mondays to Fridays inclusive nor at any time on Saturdays, Sundays or Bank or Public Holidays.

    Reason: *In the interest of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.