Adur District Council

Planning, Regeneration and Wellbeing

Jon Andrews
Chilcote
Threals Lane
West Chiltington
Pulborough
RH20 2RF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0686/11

Details of Development
CHANGE OF USE OF FIRSTFLOOR FROM EMPLOYMENT AGENCY TO A ONE-BEDROOM FLAT (WITH FIRSTFLOOR REAR EXTENSION WITH JULIET BALCONY) AND CHANGE OF USE OF GROUNDFLOOR SHOP (CLASS A1) TO EMPLOYMENT AGENCY (CLASS A2)

Location of Development
70 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 22nd September 2011.

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
08/12/2011

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed conversion of the first floor into a self-contained flat would result in a small unit of accommodation that does not comply with the Council's Good Practice Guidance Note 'Internal Space Standards for New Homes', however it is considered that the unit of accommodation provided would be similar in size to those in the vicinity which would therefore help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The proposals would therefore preserve or enhance the character or appearance of the Conservation Area and would accord with the relevant saved policies of the Adur District Local Plan (AG1, AB4, AH2, AH5, AS1, AE6).

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 external walls and roof(s) of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

03. The self-contained flat hereby approved shall not be occupied unless and until a forced air ventilation system and acoustic glazing for the living room facing the High Street are installed. The details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of residential amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

04. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13/PPS3.*

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05. The shop window serving the employment agency shall not to be obscured by applied signage, display or internal subdivision.

Reason: *In the interests of amenity and to retain the viability and vitality of the commercial part of the Conservation Area and to comply with saved policies AB4 and AS1 of the Adur District Local Plan.*

06. Notwithstanding the details of screening showed in the approved plan 359/01 Rev B, the access staircase at the rear of the flat shall not be used unless and until an obscurely glazed screen 1.8m in height is erected on the east and west side of the landing.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

07. This permission relates to the following approved plans:-

Drawing No: 359/01 Rev B Date received: 07.11.11

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