Adur District Council

Planning, Regeneration and Wellbeing

Mr John McKeown
McKeowns
301 Alvechurch Road
West Heath
Birmingham
West Midlands
B31 4UB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1110/13

Details of Development
PROPOSED REPLACEMENT SHOPFRONT TO NOS.18 AND 20 SOUTH STREET AND AIR CONDITIONING UNIT TO REAR OF NO.20.

Location of Development
20 SOUTH STREET LANCING WEST SUSSEX BN15 8AG

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 19th September 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
31/10/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan (AG1, AB20-21) and the National Planning Policy Framework

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 supporting documents:-

    Document titled Sanctuary Acoustics 001 Noise Assessment for Ladbrokes PLC September 2013 date valid 19-09-2013
    Drawing No SS/LANC/02 REV A titled Proposed Plan and Elevations date received 27-09-2013

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

03. The air conditioning unit hereby permitted shall not be operated unless in strict accordance with the manufacturer's performance detailed out in Document titled Sanctuary Acoustics 001 Noise Assessment for Ladbrokes PLC September 2013 date valid 19-09-2013

    Reason: To safeguard the residential amenities of nearby residents in accordance with the planning policies set out in the National Planning Policy Framework.

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.