Adur District Council

Planning, Regeneration and Wellbeing

Mr Matt And Leon Henderson-Rood
47 Maleott House
Flint Way
Peacehaven
East Sussex
BN10 8GN

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0595/11

Details of Development
CHANGE OF USE OF INDUSTRIAL PREMISES TO A DAY CARE FACILITY FOR DOGS (INCLUDING DOG TRAINING CLASSES) WITH NEW SECURITY FENCING

Location of Development
26 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 31st August 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
31/10/2011

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The use of the building as a dog day care facility is contrary to policies AE2 and AE4 which seek to protect the land for industrial purposes . However, provided the use is for a temporary period only, with reversion to industrial use at the end of the approval period, the proposal is considered to be acceptable as it makes use of a vacant industrial building without detriment to the amenities of neighbouring properties and without detraction from highway safety.

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 October 2016

    Reason: *Having regard to saved policies AE2 and AE4 of the Adur District Local Plan and permission would not normally be granted for such development and is only permitted exceptionally.*

02. The premises shall not be open for trade or business except between the hours of:-

    7.00 am and 9.00 pm on Mondays to Fridays inclusive
    9.00 am and 5.00 pm on Saturdays

    nor at any time on Sundays or Public Holidays.

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

03. No dogs shall be kept on the premises overnight.

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

04. The use hereby permitted shall not be carried on until security fencing has been erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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05. This permission relates to the following approved plans received 31 August 2011:-

Location Plan, Block Plan, Floor Plans

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