ADUR
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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0404/07

Mr Timothy Chan
17 Waldegrave Road
London
N8 0QA

Details of Development
PROVISION OF 2 SELF-CONTAINED FLATS TO REAR AT FIRST FLOOR LEVEL, 1 SELF CONTAINED FLAT TO REAR AT SECOND FLOOR AND 1 SELF CONTAINED MAISONETTE TO REAR AT SECOND FLOOR AND TOWER LEVEL

Location of Development
THE LUXOR CENTRE STATION PARADE SOUTH STREET LANCING WEST SUSSEX

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 5th July 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

[redacted]

Peter Davies
Head of Planning and Community

29/08/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the demand 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 the character and appearance of the building or from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH2 and AT12) and the Submission Core Strategy (H1, H3, STC1, ENV4, T3 and T4) and the West Sussex Structure Plan 2001-2016 (DEV1, DEV4 LOC1, NE2 and CH5).

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. This permission relates to the application as amended by the revised plans received on 24 August 2007.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. 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 buildings has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The flats hereby permitted shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided 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 policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

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05. The flats hereby permitted shall not be occupied unless and until provision for secure parking/storage of cycles clear of the public highway has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision thereafter shall only be used for parking/storage of cycles incidental to the use of the premises concerned.

Reason: *To enable adequate provision for a facility which is likely to assist in the reduction of vehicular traffic/journeys by private car in accordance with policy AT12 of the Adur District Local Plan and policy DEV5 of the West Sussex Structure Plan 2001-2016.*

06. The proposed flats shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code for Sustainable Homes in accordance with details submitted to an approved in writing by the Local Planning Authority.

Reason: *To accord with policy ENV4 of the Adur Development Plan Submission Core Strategy.*