Adur District Council

Planning, Regeneration and Wellbeing

Mr T Cording
140 High Street
Steyning
West Sussex
BN44 3LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1144/12

Details of Development
CONVERSION OF EXISTING OFFICE AND TWO BED MAISONETTE TO FORM OFFICE AND 2NO. 1 BED FLATS WITH GROUND FLOOR REAR EXTENSION

Location of Development
118 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 4th December 2012.

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
18/02/2013

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built up area and would help meet the need for additional dwelling units without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH5, AH9) or the policies of the South East Plan (CC1, CC6, BE1).

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 materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

03. The bathroom window in the first floor flat hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

    Reason: *To prevent overlooking of the bedroom in the ground floor flat and to comply with saved policy AH7 of the Adur District Local Plan.*

04. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to first occupation of the flats 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.*

PTO

05. No building on the site shall be occupied until the associated communal 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. Such facilities as provided shall thereafter be retained and used only for the storage of refuse and re-cycling waste.

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

06. The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the mitigation measures contained within it.

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to the Technical Guidance to the National Planning Policy Framework.*

07. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

08. The development hereby permitted shall be carried out in accordance with the following approved plans received 7 February 2013:-

Drawing Title: 118 High Street, Shoreham-by-Sea, West Sussex Revision B

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.