Adur District Council

Planning, Regeneration and Wellbeing

Mr James Roberts
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BN12 4AR

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1156/14

Details of Development
CHANGE OF USE FROM USE CLASS (A1 RETAIL) TO USE CLASS A2 (FINANCIAL AND PROFESSIONAL)

Location of Development
61 NORTH ROAD LANCING WEST SUSSEX BN15 9AS

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 18th August 2014.

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
01/10/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The Planning Committee resolved that the proposed use as an estate agents office (Class A2) would contribute to the character and vitality of Lancing town centre in accordance with saved policy AS1 of the Adur District Local Plan and would be preferable to the alternative of a vacant unit.

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:-

    Drawing No: 1 Existing and Proposed Floor Plans Date received 18 Aug 2014

    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 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.