ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0069/10**

Mrs Melanie Lee
53 Crabtree Lane
Lancing
West Sussex

Details of Development
CHANGE OF USE FROM GUEST HOUSE TO DWELLING

Location of Development
17 KINGS ROAD LANCING WEST SUSSEX BN15 8EB

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 March 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 29th day of March 2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need 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 highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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 garage building shall be used only as a private domestic garage for parking vehicles, bicycles and storage incidental to the use of the property as a dwelling and for no other purpose.

    Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space and to comply with policy AH2 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; and proposed floor plan, date stamped received 05 March 2010.

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