ADUR
DISTRICT COUNCIL

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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/0395/08

Mr C Vener BSC (Hons) MRICS
Focal Building Plans And Surveys
48 West Street
Shoreham-by-Sea
BN43 5WG

Details of Development
CONVERSION OF FORMER FIRSTFLOOR OFFICES TO 2 SELF-CONTAINED FLATS (INCLUDING REPLACEMENT WINDOWS)

Location of Development
16A - 18A NORTH ROAD LANCING WEST SUSSEX BN15 9AE

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 8th August 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

26/09/2008

PB

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) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH1, ERA1, DEV1, DEV4-5).

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 additional plan SS/2007/22/02 received on 9 September 2008.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. The flats hereby permitted shall not be occupied until provision for secure and covered storage of cycles and the storage of refuse and recycling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure adequate provision for parking of cycles and to comply with policy DEV4-5 of the West Sussex Structure Plan.*