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/0116/13

Details of Development
CHANGE OF USE FROM B1 OFFICE TO 2-BED FLAT

Location of Development
10 FISHERSGATE TERRACE SOUTHWICK BRIGHTON WEST SUSSEX BN41 1PH

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 1st February 2013.

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
22/03/2013

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, 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 external alterations hereby permitted shall, prior to commencement of use of the flat 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 AH9 of the Adur District Local Plan.*

03. The development hereby permitted shall not be commenced until a scheme for protecting the proposed flat from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted flat is occupied and shall specifically include the provision of acoustic double glazing to windows of habitable rooms facing the road and forced air ventilation.

Reason: *In the interests of residential amenity and to comply with saved policy AH9 of the Adur District Local Plan.*

04. The flat hereby permitted shall not be occupied until provision for the storage of bicycles has been made in accordance with the approved plans and such provision shall thereafter be permanently retained.

Reason: *To encourage and provide for a sustainable non-car mode of transport in accordance with the National Planning Policy Framework.*

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05. This permission relates to the following approved plans:

Drawing 1 (Proposed Plans and Elevations) received 14 March 2013
Location and Block Plans received 1 February 2013

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.

02. Precautionary land contamination
If during development, any visible 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 no further development (unless otherwise agreed in writing with the Local Planning Authority) 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 shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.