Adur District Council

Planning, Regeneration and Wellbeing

Mr Julian Adams
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54 Bushmead Avenue
Bedford
Bedfordshire
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0051/13

Details of Development
ALTERATIONS TO SHOP FRONT TO CREATE NEW INDEPENDENT ENTRANCE TO FIRST FLOOR FLAT AND CONVERSION OF ROOFSPACE TO A BEDROOM INCLUDING INSTALLING ONE ROOFLIGHT TO FRONT AND TWO TO REAR ROOFSLOPE

Location of Development
19 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 24th January 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
06/03/2013

ADUR DISTRICT COUNCIL
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Ref: - AWDM/0051/13

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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.4 'Flat Conversions' and South East Plan policies (SP3, CC1, CC6, H1, H2,, H4, H5, H6, T4, SCT5).

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: LE/01 Title: Proposed Alterations Date received: 24/1/13

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

03. Details of the proposed new front door, to match closely the existing front door, shall be submitted in writing for approval prior to installation and only such door as agreed, shall be installed thereafter retained.

Reason: *In the interest of the appearance of the composite shop front having regard to saved Adur District Plan policy AB20.*

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. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.