Adur District Council

Planning, Regeneration and Wellbeing

Mr Philip J Clay
Philip J Clay Architectural Design
Byways
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1696/14

Details of Development
CHANGE OF USE FROM OFFICES (USE CLASS B1) TO ONE BEDROOM FLAT (USE CLASS C3)

Location of Development
8 WESTERN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WD

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 3rd December 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
14/01/2015

Ref: AWDM/1696/14

SCHEDULE

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. 1993/1 Revised titled Bay & timber window to front elevation & door to side date received 19-12-2014
    Drawing No. 1993/2 Block Plan date received 08-12-2014
    Drawing No. 1993/3 Location Plan date received 08-12-2014
    Drawing No. 1993/4 titled Side Elevation east as proposed date valid 03-12-2014
    Drawing No. 1993/5 titled Front Elevation (As proposed) date received 19-12-2014
    Drawing No. 1993/6 untitled (bay window details) date received 19-12-2014

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

03. The external materials and finishes of the development and making good hereby permitted shall 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 policies AB4 and AB6 of the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework.*

04. The bay window hereby permitted shall be a timber framed vertical sliding sash window in accordance with the approved drawings.

    Reason: *To secure an opportunity to enhance the established character and appearance of the Conservation Area in accordance with Saved Adur Local Plan policies AB4 and AB6 and the relevant paragraphs of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.