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/0153/08

Mr Donal Hutchinson
Hutchinson Design Associates
41/43 Portland Road
Hove
East Sussex
BN3 5DQ

Details of Development
CHANGE OF USE FROM SINGLE DWELLINGHOUSE TO 2 SELF-CONTAINED FLATS

Location of Development
47 HAYLEY ROAD LANCING WEST SUSSEX BN15 9EZ

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 19th March 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.

Keith Morgan
Planning Services Manager

05/06/2008

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, AH5, AH9) 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. The flats shall not be occupied until the car and cycle parking facilities shown on the amended submitted plan 833/01 rev.B have been provided and they shall thereafter be retained and kept available solely for such use.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. This permission relates to the amended plan 833/01 rev.B received on 9 May 2008 and not to the plan originally submitted.

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 DEV1 of the West Sussex Structure Plan.*

04. The accommodation shall not be occupied until refuse bin enclosures have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*