ADUR DISTRICT COUNCIL

Mr Carl Moore
Atterbury Moore Associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
BN133UT

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0801/21

Details of Development
CHANGE OF USE OF PART OF GROUND FLOOR COMMERCIAL UNIT TO DENTAL PRACTICE (USE CLASS E)

Location of Development
81 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6DG

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 5th May 2021.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
30/06/2021

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PLANNING STATEMENT		05.05.2021
FLOOD RISK ASSESSMENT		05.05.2021
LOCATION & SITE PLANS	Drg 01	05.05.2021
EXTG SITE/GROUND FLOOR PLAN	Drg 13025 Rev H	05.05.2021
EXTG GROUND FLOOR PLAN / WEST SECTION	Drg 11798-1	05.05.2021
PROPOSED FLOOR PLAN	Drg 2021/03 D101 C	05.05.2021

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

02. 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.*

03. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 as amended and any future amendments or revocation and the Town and Country Planning (General Permitted Development) Order 2015 as amended and any future amendments or revocation, the premises shall be used as a dental practice only and for no other use within Class E except by express prior approval of the Local Planning Authority in writing.

Reason: *To retain control over such future changes in the interest of neighbour amenity in accordance with policy 15 of the Adur Local Plan.*

04. The use shall not commence until the car and cycle parking spaces and access facilities required under planning permission AWDM/0501/12 have been provided and are available for use in full accordance with the approved plans submitted with that application, and with 13 parking spaces allocated for users of the dental practice. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *In the interests of amenity and highway safety and having regard to policy 28 of the Adur Local Plan and the National Planning Policy Framework.*

05. Prior to installation of extraction or other air handling plant or externally-sited machinery, details of the plant and machinery Including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details. The acoustic attenuation measures shall be completed prior to use and thereafter retained permanently.

Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with policies 15 and 34 of the Adur Local Plan.*

06. The development shall be carried out in accordance with the submitted Flood Risk Assessment (issue no 1, project number 42285, dated March 2012, by Dixon Hurst Kemp Ltd) and the following mitigation measures it details:
Finished floor levels shall be set no lower than 5.57 metres above Ordnance Datum (AOD).
This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.
The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants in accordance with the principles of the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

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.

Ref: AWDM/0801/21

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).