Adur District Council

Planning, Regeneration and Wellbeing

Mr Mike Smith
Insite Planning Ltd
5 Beechwood Avenue
Brighton
East Sussex
BN1 8ED

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1458/13

Details of Development
CONVERSION AND CHANGE OF USE OF GROUND FLOOR SHOP AND FLAT ABOVE TO FORM TWO STUDIO FLATS AND ONE 2-BED FLAT, INCLUDING CONVERSION OF ROOF SPACE TO ACCOMMODATION WITH REAR DORMER.

Location of Development
174 - 176 SOUTH STREET LANCING WEST SUSSEX BN15 8AU

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 18th November 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
09/01/2014

ADUR DISTRICT COUNCIL
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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, in accordance with saved policies AG1 and AH9 of the Adur District Local Plan. While it will result in the loss of a shop use, contrary to Local Plan policy AS1, it is not considered that this will cause harm to the overall vitality or viability of the shopping function of Lancing.

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 tile hanging of the dormer hereby permitted shall match the colour of the existing roof tiling.

    Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. The development hereby permitted shall not be commenced until an acoustic assessment has been carried out to ascertain the exact noise exposure of the property to traffic noise (and shall include any necessary measures to protect habitable rooms from excess noise) and the results submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the permitted dwellings are occupied and shall achieve a reasonable indoor noise level as defined in British Standard BS8233 Sound Insulation and Noise Reduction for Buildings.

    Reason: *In the interests of residential amenity having regard to saved policy AG1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

04. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with the approved plans prior to occupation of the dwellings hereby approved and shall thereafter be retained permanently solely for such purposes.

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

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05. The dwellings shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Reason: *In the interests of amenity.*

06. This permission relates to the following approved plan received 3 January 2014

Drawing No. 1447/1754B (Location Plan, Block Plan, Floor Plans, Elevations, Section and Roof Plan)

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 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.