Adur District Council

Planning, Regeneration and Wellbeing

Mr Rex Adams
RJA Planning & Building Consultants Ltd
16 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0967/12

Details of Development
TWO-BEDROOM HOUSE WITH INTEGRAL GARAGE (WITH LOUNGE/KITCHEN WITHIN MANSARD ROOF) AND FRONT BALCONY (AMENDMENT TO PLANNING PERMISSION AWDM/0488/11)

Location of Development
CAR PARK OPPOSITE 1 - 3 SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX

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 10th August 2012.

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
17/09/2012

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and, because it would help meet the need for additional housing and enhance the Conservation Area, it is considered appropriate notwithstanding that the site is within an area identified for shopping (and office) use in the Local Plan. 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, AB4, AH2, AH5, AS1, AE5) and the South East Plan (SCT1, SCT5, H1-2, H5, T4, BE1-2).

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. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors and balcony) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AB4 and AH2 of the Adur District Local Plan.*

03. Secure, covered cycle parking shall be provided prior to occupation of the dwelling 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.*

04. No development shall take place until the applicant (or agent or successor in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant (or agent or successor in title) and approved in writing by the Local Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded.*

PTO

05. The basement hereby approved shall be used for storage purposes only and shall not be used as living accommodation.

Reason: *To control the development in the interests of preventing the provision of substandard living accommodation having regard to saved policy AH2 of the Adur District Local Plan.*

06. This permission relates to the following approved plans:-

Drawing No. 12402-01 Rev D received 7 September 2012
Drawing No. 12402-Loc received 10 August 2012

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