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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/0170/07

Architects Design And Management
The Park Surgery
Albion Way
Horsham
West Sussex
RH12 1BG

Details of Development

CHANGE OF USE OF NO.21 FROM DWELLING TO DOCTORS SURGERY WITH SINGLE-STOREY REAR EXTENSION AND ROOMS IN ROOF (WITH FRONT AND REAR DORMERS AND ROOFLIGHTS) TO BOTH NO'S 19/21 WITH ADDITIONAL CAR PARKING

Location of Development

21 CULVER ROAD LANCING WEST SUSSEX BN15 9AX

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 30th April 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

13/06/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would help provide improved health care facilities. It is considered the resulting benefit to the community of improved facilities within an accessible location in the centre of Lancing would outweigh the effect on the amenities of neighbouring residential occupiers and the character of the surrounding area of the introduction of a staff parking area in the rear garden. The proposal would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, ACS4, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE11, CH1, 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 use of the enlarged surgery at No' 19 and 21 shall not be carried on until a 2m high close-boarded fence has been erected along the western site boundary up to the north side building line with No.23 Culver Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The premises shall be used only for a doctor's surgery and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity and to comply with policy ACS4 and AT12 of the Adur District Local Plan and NE11 and DEV5 of the West Sussex Structure Plan.*

PTO

05. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

06. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, 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 policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. The use hereby permitted shall not be commenced until provision for access and parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

08. No use of the vehicular accesses shall take place until satisfactory kerb and pavement crossings between the boundary of the site and the adjoining carriageway have been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

09. The use hereby permitted shall not be carried on until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

10. The accesses and visibility splays shall be laid out to the widths and specification to be agreed with the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

11. The use hereby permitted shall not be carried on until the existing access to the site (other than hereby approved) has been stopped up permanently and obliterated (including any necessary highway kerbing, footway or verge reinstatement) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*