Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley
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Shoreham-by-Sea
W Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1296/12

Details of Development
CONVERSION OF FIRST-FLOOR FROM OFFICES (CLASS B1) AND ANCILLARY STORAGE (CLASS A1) TO SELF-CONTAINED 1-BEDROOM FLAT AND CREATION OF STUDIO FLAT WITHIN NEW SECOND-FLOOR MANSARD ROOF PLUS FIRST-FLOOR VERANDAH AT REAR. (7-9 BRUNSWICK ROAD)

Location of Development
FIRST FLOOR 7 BRUNSWICK ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WA

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 31st October 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
24/12/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would help meet a need for additional housing in the District and would not detract from the character or appearance of the Shoreham Conservation Area. 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 saved policies of the Adur District Local Plan (AG1, AH2, AH5, AB4) or the policies of the South East Plan (CC1, CC6, BE1, BE6).

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 for the mansard and dormer windows, and the external walls and roof of the verandah/balcony, have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule/samples.

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

03. Notwithstanding the details shown on Drawing No:9622/1D the external walls of the mansard shall be constructed at a 70 degree angle of pitch as shown on the submitted section drawing No: 900/R2.

Reason: *To ensure the satisfactory appearance of the development having regard to saved policy AB4 and for the avoidance of doubt.*

04. Prior to the commencement of the development hereby permitted, drawing(s) and section(s) at a scale not less than 1:5; showing the construction and detailed design/profile(s) of the dormer windows and rear verandah shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the character of the area having regard to saved policy AB4 of the Adur District Local Plan.*

05. Secure, cycle parking shall be provided within the verandah in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to first 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.*

06. The windows in the west elevation of the development hereby permitted shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AH2 of the Adur District Local Plan.*

07. No cables, wires, aerials, pipework, meter boxes or flues shall be fixed or fitted externally to elevation of the building facing Brunswick Road.

Reason: *In the interests of visual amenity having regard to saved policy AB4 of the Adur District Local Plan.*

08. No dwelling shall be occupied until facilities for storing refuse and waste, including for waste that can be recycled, have been provided 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 saved policy AH2 of the Adur District Local Plan.*

09. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan	Date Valid: 31 Oct 2012
Block Plan	Date Valid: 31 Oct 2012
Drawing No: 9622/1D	Date Valid: 31 Oct 2012
Drawing No: 900/R2 Section Detail	Date Valid: 31 Oct 2012

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 at pre-application 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.

02. All Planning applications resulting in new properties or streets being developed, /or changes to existing properties - either residential or commercial - must be processed by the Naming and Numbering Team. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.