ADUR
DISTRICT COUNCIL

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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/0110/09**

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 4WF

Details of Development
**CHANGE OF USE OF OFFICE ON EAST SIDE TO A ONE-BEDROOM DWELLING**

Location of Development
**WESTERN LODGE WESTERN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WD**

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 20th March 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/05/2009

**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 detriment to the Conservation Area or to nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1, AE5-6, AH2, AH5, AH9) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH4, ERA1, 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 building shall not be occupied as a dwelling until a secure covered cycle parking space has been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority and it shall not thereafter be used for any other purpose. A minimum of one car parking space shall also be retained at all times on the forecourt area.

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

03. The accommodation shall not be occupied until a refuse bin enclosure has been constructed in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

    **Reason**: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*