Adur District Council

Planning, Regeneration and Wellbeing

Mrs Maria Pearce
8 Downsway
Southwick
Brighton
West Sussex
BN42 4WB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1011/13

Details of Development
USE OF GARAGE AS DOG GROOMING SALON

Location of Development
8 DOWNSWAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WB

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 13th August 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
07/10/2013

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposal would promote economic growth and subject to conditions to control the scale and intensity of the proposed business use, it is considered the use of the garage building for a dog grooming business can take place without unacceptable harm to the residential character of the surrounding area or the amenities of neighbouring residential occupiers. The proposed development can take place without detriment to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AE15) or the NPPF.

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

    Title: Site location plan Date valid: 13 Aug 2013
    Title: Block Plan Date valid: 13 Aug 2013
    Title: Changes to garage door Date valid: 13 Aug 2013

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

03. At no time shall the dog grooming business at the property hereby permitted be carried on other than by Mrs Maria Pearce as the householder of 8 Downsway, Southwick, BN42 4WB with up to one other member of staff and no other business operator.

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

04. Prior to commencement of the use hereby permitted the alterations to the garage buidling shall be carried out and the associated works of making good completed in materials 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 saved policy AG1 of the Adur District Local Plan.*

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05. Other than the use of the existing drive for parking, no part of the property shall be used in connection with the dog grooming business hereby permitted except the detached garage building.

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

06. The dog grooming business shall not be operated at the property other than between the hours of 09.00 and 17.00 on Monday to Friday and not at all on Saturday, Sunday or on Bank or Public Holidays.

Reason: *To safeguard the amenities of neighbouring residential occupiers and to comply with saved policy AG1 of the Adur District Local Plan.*

07. The dog grooming business hereby permitted shall be operated on an appointment-only basis.

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

08. No advertisement of the dog grooming business hereby permitted shall be displayed at the property.

Reason: *In the interests of amenity and to safeguard the residential character of the property.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.