Adur District Council

Planning, Regeneration and Wellbeing

Mr G Middle
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Lewes Road
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West Sussex
RH16 2LH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1206/13

Details of Development
EXTENSION ON ONE FLOOR TO EXISTING COMMERCIAL LAUNDRY BUILDING

Location of Development
23 CECIL PASHLEY WAY SHOREHAM (BRIGHTON CITY) AIRPORT LANCING WEST SUSSEX BN43 5FF

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 3rd October 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
27/01/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposal does not require an airport location and is not a priority for development under saved policy AE10. However, the proposal would facilitate the expansion of an existing aviation-related business already based at the Airport in accordance with the NPPF which attaches significant weight to assisting local economic growth. The proposed development can take place without detracting from the existing local environment and without causing highway safety problems or worsening flood risk. It does not therefore conflict with saved policies AG1, AE10-14, AT9 of the Adur District Local Plan 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. Except where stipulated by a condition of this permission the development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 1313/SP01 Title: Block Plan Date received: 3 Oct 2013
Drawing No: 1313/SP02 Title: Site Location Plan Date received: 3 Oct 2013
Drawing No: 1511.SV01 Title: Existing Ground Floor Plans Date valid: 3 Oct 2013
Drawing No: 1511.SK02 Title: Proposed Ground Floor Layout Plan Date valid: 3 Oct 2013
Drawing No: 1511.SV02 Title: Existing Elevations Date valid: 3 Oct 2013
Drawing No: 1511.SK01 REV A Title: Proposed Elevations Date valid: 3 Oct 2013

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace 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 saved policy AG1 of the Adur District Local Plan.*

04. No development shall take place unless and until details of secure, covered cycle parking to serve the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details and such provision as made shall be retained solely for cycle parking.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

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05. Prior to first occupation of the additional floorspace hereby permitted the existing timber store(s) attached to the west side of No.23 (and shown on the approved plans as being removed) shall be dismantled and removed in their entirety from the site and the affected areas of hardstanding/building made good and restored to their previous condition.

Reason: *In the interests of amenity and to ensure a satisfactory appearance having regard to saved policy AG1 of the Adur District Local Plan.*

06. The extension hereby permitted shall be used only as a laundry in connection with No.23 Cecil Pashley Way, with incidental offices and storage, and for no other purpose including any purpose within Classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In order to comply with saved policy AE12 of the Adur District Local Plan.*

07. No externally-sited plant, machinery, flues or ducts shall be installed on the extension except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

08. No storage of cages, supplies, packing materials or any other item(s) shall take place in the open on any part of the site.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) 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.