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/0461/07

Ms Josephine Henderson
154 Manor Hall Road
Southwick
West Sussex
BN42 4NP

Details of Development
TO CHANGE FROM A SHOP TO RESIDENTIAL (TO FORM PART OF EXISTING DWELLING)

Location of Development
154 MANOR HALL ROAD SOUTHWICK WEST SUSSEX BN42 4NP

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 July 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.

Keith Morgan
Planning Services Manager

21/09/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and it is considered that the parade as a whole no longer is capable of providing a viable shopping function for the local community. The proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detracting from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AT12, AS5) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, 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. This permission relates to the application as amended by the revised plan received on 13 September 2007.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to 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.*