Adur District Council

Planning, Regeneration and Wellbeing

Mrs Rachel Bell
68 Old Shoreham Road
Lancing
West Sussex
BN15 0QZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0390/12

Details of Development
CHANGE OF USE TO INCLUDE A BOARDING CATTERY BUSINESS WITH ERECTION OF BUILDING AT END OF REAR GARDEN TO HOUSE 10 CAT PENS AND A STORAGE AREA PLUS A SMALL ANIMAL (RABBIT, GUINEA PIG, ETC) BOARDING FACILITY WITH 5 HUTCHES AND EXERCISE RUNS

Location of Development
68 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QZ

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 17th April 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
01/06/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development will introduce commercial activity into a residential area and has the potential to cause harm to residential amenity. However, the use is relatively low-key and, with adequate controls in place, it is not considered that it would detract from the local environment and the use can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

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 business use hereby approved shall only be open to the public between the hours of 8am - 7pm every day.

Reason: *In the interests of residential amenity having regard to saved policy AG1 of the Adur District Local Plan and the National Planning Policy Framework.*

03. The use hereby permitted shall not be carried on until a customer parking space has been provided within the curtilage of 68 Old Shoreham Road, in accordance with the approved site plan, and is clearly marked out on site as being for use by customers. The space in question shall thereafter be retained for use by customers.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework.*

04. The use hereby permitted shall not be carried on until the proposed tree/shrub planting along the rear boundary of 68A Old Shoreham Road, as shown on the approved site plan, has been carried out. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of five years following planting they shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

05. No external lighting shall be installed except 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 AG1 of the Adur District Local Plan and the National Planning Policy Framework.*

06. No more than 10 cats shall be boarded in the cattery and no more than 5 small animals (rabbits, guinea pigs and similar) shall be boarded in the small animals' enclosure at any time.

Reason: *In the interests of residential amenity having regard to policies AG1 and AH7 of the Adur District Local Plan.*

07. This permission relates to the following approved plans:-

Drawing No. 0112/01A (Proposed cattery plans and elevations only) received 17 April 2012
Drawing No. 0012/01B (Proposed Site Plan only) received 14 May 2012
Drawing No. 0112/02 (Proposed small animals' enclosure plans and elevations only) received 17 April 2012

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

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. The applicant is advised to contact the Council's Environmental Health section in respect of obtaining a boarding establishment licence