Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1515/12

Details of Development
CHANGE OF USE AND ALTERATIONS TO PARTIALLY-BUILT BUILDING FROM PERMITTED USE AS TWO RESTAURANTS WITH MANAGER'S FLAT ABOVE TO GROUND FLOOR CAFE AND WATER SPORTS CENTRE WITH 8-BED HOSTEL AND 3 FLATS ABOVE (2X 2 BED AND 1X 3 BED)

Location of Development
28A BRIGHTON ROAD LANCING WEST SUSSEX

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 December 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
07/03/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed café/watersports centre/hostel uses and the proposed design improvements would result in a much more attractive building which would hopefully provide a focal point for beach activities in Lancing, in line with the Lancing Vision. The residential element of the scheme, while contrary to policy, would help to secure the deliverability of the scheme in the wider interests of achieving the necessary visual enhancements to the building to the benefit of Beach Green. The proposal would not result in unacceptable detriment to the amenities of neighbouring properties or detract from highway safety. It would consequently comply with the relevant policies of the Adur District Local Plan (AR12).

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:-

Drawing No 272/P/01	Title Site Location Plan	Date received 17 December 2012
Drawing No 272/P/03 Rev A	Title Site Access Plan	Date received 19 February 2013
Drawing No 272/P/20 Rev A	Title Proposed Floor Plans	Date received 19 February 2013
Drawing No 272/P/21 Rev A	Title Proposed Elevations	Date received 19 February 2013
Drawing No 272/P/25	Title Sea Wall Drawing	Date received 25 January 2013

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

03. The ground floor business uses hereby approved shall not be open for trade or business other than between the hours of 7am and 11pm Monday to Saturday and 8am and 10.30pm on Sundays and Public Holidays.

Reason: *In the interests of amenity and to comply with saved policy AR12 of the Adur District Local Plan.*

pto

04. The premises shall be used only for the purposes as shown on approved drawing 272/P/20 Rev A, specifically as a cafe (Use Class A3) and watersports centre (Use Class D2) with ancillary retail on the ground floor and as a hostel (Use Class C1) (which shall not be used as permanent residential accommodation at any time) and three flats (Use Class C3) at first floor.

Reason: *In the interests of amenity and in order to safeguard the use of the building for a mix of uses which will be appropriate to its seafront location having regard to Lancing Vision and saved policy AR12 of the Adur District Local Plan.*

05. The cafe use hereby permitted shall not be carried on unless and until full details of the means of extraction and disposal of cooking odours from the cafe (including details of extract fans, filters, internally located fan units and ducting together with a method of noise abatement, as well as details of grease traps and extraction hoods) and of any other external plant or equipment, have been submitted to and approved in writing by the Local Planning Authority. The equipment so approved shall be fully installed in accordance with the approved details before the cafe use hereby permitted begins and shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: *To safeguard the amenities of nearby properties having regard to saved policy AR12 of the Adur District Local Plan.*

06. Prior to its construction, details of the surfacing of the proposed walkway around the building shall be submitted to and approved in writing by the Local Planning Authority. The walkway shall be constructed in accordance with the approved details before the building is first used.

Reason: *In the interests of amenity having regard to saved policy AR12 of the Adur District Local Plan.*

07. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

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

08. Vehicular access to the building hereby permitted shall be limited to the resident of one flat only, plus deliveries and emergency vehicles only.

Reason: *To ensure that vehicular use of the access is limited in the interests of public and highway safety.*

09. Before the garage space shown on the approved plans is first used for the parking of a vehicle, details of the method to be used for improving visibility for drivers reversing out onto the cycleway shall have been submitted to and approved in writing by the local planning authority and it shall thereafter be installed in accordance with the approved details and permanently retained and used.

Reason: *In the interests of highway safety.* *pto*

10. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof (including details of solar panels and rooflights) of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AR12 of the Adur District Local Plan.*

11. The flats hereby approved shall be constructed to meet "Zero Net CO2 Emissions" in accordance with energy category Ene 1 of the Code for Sustainable Homes and no flat shall be occupied unless and until it has been inspected and certified as such by an independent and qualified expert and the Certificate has been submitted to the local planning authority.

Reason: *To ensure that the development is sustainable having regard to the National Planning Policy Framework.*

12. No development shall take place until an Emergency Flood Warning and Evacuation Plan for the site has been submitted to and approved in writing by the Local Planning Authority. This shall include identification and provision of safe routes into and out of the site to an appropriate safe haven and details of responsibility for the maintenance and operation of the storm shutters and temporary surge barriers. The approved Plan shall be implemented and put into effect throughout the period that the building is occupied.

Reason: *In the interests of the safety of the occupants having regard to the National Planning Policy Framework*

13. There shall be no residential use on the ground floor at any time.

Reason: *In order to retain an active frontage to the seafront in the interests of the regeneration of the area and to ensure that future occupants are not put at harm through exposure to possible flood risk having regard to save policy AR12 of the Adur District Local Plan and the National Planning Policy Framework*

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.

02. The applicant is advised to contact the WSCC Public Rights of Way Team to obtain formal approval from the highway authority for the installation of a rising bollard onto footpath 2056.