ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0470/10**

Mr Tim Rodway
Rodway Planning Consultancy
9 Riverside
Shoreham By Sea
West Sussex
BN43 5RU

Details of Development
CHANGE OF USE OF GROUND FLOOR FROM 4 CLASS B1 OFFICES TO 4 TWO-BEDROOM FLATS (WITH ASSOCIATED INTERNAL ALTERATIONS)

Location of Development
SOUTH WHARF HOUSE HANCOCK WAY SHOREHAM-BY-SEA 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 5th January 2011.

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

16/02/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

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 permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated November 2010 and the following mitigation measures detailed within the FRA, namely that finished floor levels are set no lower than 5.2 m above Ordnance Datum (AOD).

    Reason: *To reduce the risk of flooding to the proposed development and future occupants having regard to PPS25.*

03. The flats hereby approved shall not be occupied until details of the emergency flood risk evacuation plan approved under planning permission reference ADC/0399/07 have been made available to future occupants.

    Reason: *To ensure the safety of future occupants in the event of a flood having regard to PPS25.*

04. This permission relates to the following approved amended plans:-

    Proposed Floor Plans and Elevations (drawing no. M09-093-002) date stamped received 5 January 2011.

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