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/0142/09**

Mr Ray Reynolds
R J Reynolds Architectural Services Ltd
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
CONVERSION OF GROUNDFLOOR (REAR), FIRSTFLOOR AND SECONDFLOOR TO 4 TWO-BEDROOM FLATS (INCLUDING REAR ROOF TERRACES) (NO.S 29 AND 31)

Location of Development
29 HIGH STREET 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 20th May 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

13/07/2009

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, without unacceptable flood risk 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. No development shall take place until details of the railings to be erected on the proposed roof terrace have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

    Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan.*

03. This permission relates to the amended plans 1672/P1B, P2, P3, P4, P5A and P6B received on 30 June 2009 and not to the plans originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 of the Adur District Local Plan.*

04. The use hereby permitted shall not be carried on until provision for cycle and refuse storage has been made in accordance with details to be submitted to and approved on writing by the Local Planning Authority and such provision shall thereafter be used only for the storage of refuse and cycles incidental to the use of the premises concerned.

    Reason: *In the interests of residential amenity and to accord with policy AH2 of the Adur District Local Plan.*

PTO

05. The development hereby permitted shall only be carried out in accordance with the approved FRA (dated 8 May 2009) and the finished floor level of the ground-floor flat shall be no lower than 5.5 m above Ordnance Datum (AOD.)

Reason: *To safeguard against flooding and to comply with PPS25.*