Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0453/12

Details of Development

RETROSPECTIVE APPLICATION FOR; EXTENSION OF THE LEAN-TO ROOF OVER THE EXISTING OUTBUILDING TO FORM A CYCLE STORAGE FACILITY; ADDITION OF A LEAD CANOPY ROOF OVER NEW ENTRANCE AT THE REAR SUPPORTED OFF GREEN OAK POSTS; LOCATION OF AIR CONDITIONING UNITS AT GROUND FLOOR LEVEL AT THE REAR OF THE BUILDING SERVING THE VETERINARY PRACTICE AT GROUND FLOOR; ROOF ALTERATIONS TO FORM ADEQUATE HEIGHT FOR AN ENTRANCE DOOR TO BE FORMED AT FIRST FLOOR TO THE 1ST FLOOR APARTMENT. (AMENDMENTS TO PLANNING PERMISSION AWDM/0272/11)

Location of Development

GROVE LODGE VETERINARY GROUP 21 SOUTHWICK STREET SOUTHWICK WEST SUSSEX BN42 4AD

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 25th May 2012.

PTO

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
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Ref: - AWDM/0453/12

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
12/07/2012

SCHEDULE

Reasons for Granting Permission

01. The proposal is an appropriate type of mixed use for this vacant site on the edge of the Southwick shopping area and would assist in the economic regeneration of the area. It would not detract from the residential amenities of nearby dwellings nor be detrimental to the local environment or highway safety. It would preserve the character and appearance of the Conservation Area and the historic quality of the listed building. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AB7, AB8, AB9) and the National Planning Policy Framework.

Conditions

01. The veterinary surgery hereby approved shall not be open for trade or business other than between the hours of 8.00am and 7.30pm Monday to Friday, 8.30am and 5pm on Saturdays and 10am and 4pm on Sundays and Bank Holidays.

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

02. No animals shall be kept on the premises overnight unless otherwise approved by the Local Planning Authority.

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

03. The approved privacy screen at the side of the external staircase shall be erected prior to occupation of the flat and shall thereafter be retained.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

04. The approved secure, covered cycle parking area shall be retained permanently solely for such purposes.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

PTO

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

Drawing No. 298 12 Rev B (Proposed Ground Floor Plan and Site Plan) received 21 June 2012
Drawing No. 298 13 Rev A (Proposed 1st and 2nd Floor Plans) received 25 May 2012
Drawing No. 298 14 Rev B (Proposed Elevations) received 21 June 2012
Drawing No. 298 15 Rev A (Proposed detailed section/elevations and doors) received 25 May 2012
Air conditioning details received 25 May 2012

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