Adur District Council

Planning, Regeneration and Wellbeing

Mr Mark Best
Parker Dann
S10
The Waterside Centre
North Street
Lewes
East Sussex
BN7 2PE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0129/13

Details of Development
CHANGE OF USE AND CONVERSION OF FIRST FLOOR OFFICES TO FORM 2 NO. 1-BEDROOM FLATS, PLUS GROUND FLOOR REAR EXTENSION AND ROOFLIGHTS

Location of Development
5 - 7 SOUTH STREET LANCING WEST SUSSEX BN15 8AE

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 1st February 2013.

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
18/03/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH9) or the policies of the South East Plan (CC1, CC6, BE1)

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 first floor windows in the north side elevation of the building shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH9 of the Adur District Local Plan.*

03. The flats hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with the approved plans and such provision shall thereafter be retained permanently solely for such purposes.

Reason: *In the interests of highway safety highway and to encourage and promote for a sustainable non-car mode of transport*

04. This permission relates to the following approved plans received 4 March 2013:
Drawing No 265.12.03 Rev A (Proposed Floor Plans and Block Plan)
Drawing No. 265.12.04 Rev A (Proposed Elevations, Cross Section and Block Plan)

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

pto

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. 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.

03. All Planning applications resulting in new properties or streets being developed, **and/or** changes to existing properties - either residential or commercial - must be processed by the Naming and Numbering Team. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.