Adur District Council

Planning, Regeneration and Wellbeing

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1082/12

Details of Development
CONVERSION OF FIRST FLOOR THREE BEDROOM FLAT TO ONE BEDROOM FLAT AND A STUDIO FLAT

Location of Development
281 ALBION STREET SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AT

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 28th September 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
12/02/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would help meet a need for additional housing and would not detract 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, AH9) and the South East Plan (CC1, CC6, H1, H2, H4, H6, 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 refuse bins serving the proposed flats shall be stored within the enclosed side garden in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AH9 of the Adur District Local Plan.*

03. Precise details of the secure, covered cycle storage to serve the proposed flats shall be submitted to and approved in writing by the Local Planning Authority. The agreed cycle storage provision shall be implemented prior to first occupation of the flat hereby permitted and such provision shall thereafter be retained.

Reason: *In the interests of sustainable development and to provide an alternative to the private car.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan - date valid 28 Sept 2012
Block Plan - date valid 28 Sept 2012
Drawing 12/773/01 - date valid 28 Sept 2012
Layout Plan - 7 Feb 2013

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

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.