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/0010/07**

Crescent Designs (Sussex)
Durston House
Chesterfield Road
Goring-by-Sea
BN12 6BY

Details of Development
CHANGE OF USE OF CHALET BUNGALOW TO DENTAL PRACTICE ON GROUNDFLOOR WITH ONE-BEDROOM FLAT ABOVE

Location of Development
104 SOMPTING ROAD LANCING WEST SUSSEX BN15 9LQ

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 2nd January 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 26th day of February 2007

SCHEDULE

Reasons for Granting Permission

01. The proposed dental surgery would provide a valuable community service and the use 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, ACS4, AT12) and the West Sussex Structure Plan 2001-16 (DEV1, DEV4, DEV5).

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 dental surgery shall only be open for the treatment of patients during the hours of:-

8.00 am to 6.00 pm Mondays to Fridays inclusive;
8.00 am to 1.00 pm Saturdays; and

No working shall take place on Sundays or Public Holidays.

Reason: *In the interests of residential amenity and to comply with policies AG1 and ACS4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The existing 3 on-site car parking spaces shall be retained and the use hereby permitted shall not be commenced until provision has also been made for covered and secure cycle storage facilities on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and made available during surgery opening hours.

Reason: *To provide parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

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04. The use hereby permitted shall not be commenced until a Staff Travel Plan encouraging the use of sustainable transport has been submitted to and approved by the Local Planning Authority and such plan as approved shall thereafter be implemented. Information on producing such a plan can be obtained by contacting West Sussex County Council Business Travelwise Officer (tel. 01243 642105).

Reason: *To encourage the use of sustainable transport and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

05. The residential flat hereby permitted shall only be occupied by the owner/occupier of the dental surgery.

Reason: *In the interests of residential amenity and to comply with policies AH9 and ACS4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*