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/0330/10**

Mr Malcolm Lewis
25 St Nicholas Lodge
Church Street
Brighton
East Sussex
BN1 3LJ

Details of Development
CHANGE OF USE TO FORM 1 X 2 - BED FLAT ON GROUND FLOOR AND 1 X 3 - BED MAISONETTE ON FIRST AND SECOND FLOORS (RETROSPECTIVE)

Location of Development
269 OLD SHOREHAM ROAD SOUTHWICK 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 8th September 2010.

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

25/10/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and helps meet the need for additional dwelling units without detracting 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 consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AH5, AH9).

Conditions

01. Space to park 4 cars and secure covered storage for 4 cycles (at the side or rear) shall be provided on the property and at all times kept available for parking cars and cycles incidental to the use of the property as 2 flats.

    Reason: *In the interests of highway safety and to encourage sustainable travel having regard to PPG13.*

02. Within 3 months of the date of this permission, the rear garden shall be subdivided by the erection of fencing to provide 2 separate amenity areas of at least 20 square metres for each flat.

    Reason: *In the interests of residential amenity having regard to policy AH9 of the Adur District Local Plan.*