Adur District Council

Planning, Regeneration and Wellbeing

Miss Gabrielle Wagstaffe
Gates and Moloney
13 South Street
Lancing
West Sussex
BN15 8AH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0980/14

Details of Development
CHANGE OF USE FROM CLASS C1 (GUEST HOUSE) TO CLASS B1(A) (OFFICE)

Location of Development
BELLA NOTTE 117 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8HT

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 18th July 2014.

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
11/09/2014

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Class B1(a) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interest of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

03. The premises shall not be open to the public except between the hours of:-

09.00am and 05.00pm on Mondays to Fridays inclusive

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

04. The use hereby approved shall not be commenced until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans and parking strategy. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety.*

05. The secure, covered cycle parking shown on the plans and parking strategy shall be provided prior to commencement of use of the building hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

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

1:1250 scale location plan received 18 July 2014
1:200 scale site plan received 18 July 2014
Parking Strategy and Parking Survey received 20 August 2014

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. This permission does not grant consent for the provision of parking at the front of the premises and such provision, including the formation of a new access onto Brighton Road, will require the submission of a separate planning application.