ADUR DISTRICT COUNCIL

Mr Patt Watts
PW builders LTD
Unit 14
Winston Business Centre
43 Chartwell Road
Lancing Business Park
Lancing
West Sussex
BN15 8TU

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0524/24

Details of Development
RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO MIXED USE INCLUDING DOG DAY CARE ON PART OF GROUND FLOOR AND CLASS E (G)/B2 AT GROUND AND FIRST FLOOR. TO INCLUDE PROPOSED ACOUSTIC IMPROVEMENTS TO THE EXISTING BUILDING, GLAZING TO BACK OF ROLLER SHUTTER AND SOUND PROOFING WITHIN THE WALLS AND MEZZANINE.

Location of Development
UNIT 14 WINSTON BUSINESS CENTRE 43 CHARTWELL ROAD LANCING BUSINESS PARK LANCING

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 7th June 2024.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
03/12/2024

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
GROUND & FIRST FLOOR PLAN	FP01 Rev 1b	28.10.2024
PORTAL LOCATION PLAN	1:1250	07.06.2024

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

02. Within 3 months of the date of this permission the noise mitigation measures shall be implemented and installed in accordance with the details shown on the approved plans and set out in the email received 14th October 2024 from applicant Patt Watts to include new Acoustic Glass frontage, new soundproofed mezzanine and new soundproofing in the void at the top of the unit.

Reason: *To protect the adjacent occupiers from noise in accordance with Policy 34 of the Adur Local Plan.*

03. The permission hereby granted shall be for the benefit of Patt Watts only and the use of the premises as Dog Day Care. On discontinuance of the occupation or use of the land by "Little Doggy Day Care", or within 5 years of the date of this permission, (**end of Dec 2029**) whichever is the sooner, the sui generis use hereby permitted shall cease and the use of the premises shall be restored to its original E(g)/B2 use class.

Reason: *To protect the business use of the site and permission is granted in this case because of the extenuating personal circumstances having regard to Policy 25 of the Adur Local Plan.*

04. The Dog Day Care facility hereby permitted shall only be in operation between the hours of 7:30am and 6:00pm.

Reason: *In the interests of the occupiers of the adjacent business units.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0524/24

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).