Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0392/15

Details of Development
CONVERSION OF 3 BEDROOM FLAT INTO 2 NO. 1 BEDROOM FLATS INCLUDING ALTERATIONS TO EXTERNAL STAIRS/LANDING AND REAR ELEVATION

Location of Development
83 NORTH ROAD LANCING WEST SUSSEX BN15 9AS

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 25th March 2015.

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
01/05/2015

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

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

    Drawing No: 01 Plans and Elevations As Existing Date received: 25.03.2015
    Drawing No: 02 Plans and Elevations As Proposed Date received: 25.03.2015
    Drawing No: 03 Location and Block Plan Date received: 25.03.2015

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

03. The blocking up of the existing openings and associated works of making good shall prior to first occupation of the dwellings be completed to match the external materials and finishes of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

04. The new window shall match the design and appearance of the existing window in the rear (west) elevation of the building.

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

05. No dwelling shall be occupied unless and until provision has been made on the site for secure, covered cycle parking in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the NPPF.*

06. No work for the implementation of the development hereby permitted shall take place except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to saved policy AG1 of the Adur District Local Plan.*

Cont…/

07. No dwelling hereby permitted shall be first occupied until the facilities for storing refuse and re-cycling have been provided in accordance with the details shown on the approved plan.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

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. All Planning applications resulting in a requirement for new street naming or numbering - either residential or commercial - must be processed by the **Street Naming and Numbering Team**. Developers should contact the team to obtain the new addressing before work starts on site. Fees are payable for this service with increased charges for retrospective addressing. It should be noted that no address within the District or Borough is legal unless authorised by Adur and Worthing Councils. It will also be expected that the street nameplates will be provided to a standard expected by the District or Borough Council.

Please contact the Street Naming and Numbering Team at Corporate Information, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone: 01903 221479/01903 221480 Email: llpg3835@adur-worthing.gov.uk or alternatively visit our website www.adur-worthing.gov.uk/naming-and-numbering where you can find further information and an on-line application form.

For the street nameplate specification (and copy of Borough Council crest) please contact the Engineering Team, Technical Services, Adur and Worthing Councils, Portland House, 44 Richmond Road, Worthing, BN11 1HS. Telephone 01903 221479 Email: Techserv@adur-worthing.gov.uk