Adur District Council

Development Management

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0522/15

Details of Development
VARIATION OF CONDITION 1 OF AWDM/0704/14 FOR CHANGE OF USE OF 4 BEDROOM MAISONETTE ON FIRST AND SECOND FLOORS TO 1-BEDROOM FLAT AND 2 NO. STUDIO FLATS (PART RETROSPECTIVE) TO ALLOW THE WORKS TO BE COMPLETED WITHIN 1 YEAR OF THE ORIGINAL APPROVAL (BY 18TH SEPTEMBER 2015).

Location of Development
61 SOUTH STREET LANCING 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 22nd April 2015.

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

G Peck

Planning Services Manager
22/06/2015

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
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Ref: AWDM/0522/15

SCHEDULE

Conditions

01. The works to implement the 1 no. 1-bedroom flat and 2 no. studio flats hereby permitted shall be carried out and completed before 18.09.2015.

Reason: *To ensure a satisfactory standard of living accommodation for the future residents in accordance with saved policy AH9 of the Adur District Local Plan.*

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

Site Location and Block Plans, date valid: 22 April 2015
Drawing No: 14/931/01 Existing Floor Plans, date valid: 22 April 2015
Drawing No: 14/931/02 Proposed Floor Plans, date received: 15 June 2015
Drawing No: 14/931/03 Layout of Former Maisonette, date valid: 22 April 2015

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

03. Prior to the commencement of the development hereby permitted precise details of the amount, type and construction of the bike storage area and details of the refuse storage area (being of an adequate size to accommodate the appropriate number and size of refuse bins to serve the development) shall be submitted to and approved in writing by the Local Planning Authority. Such bike and bin storage facilities as agreed shall be provided on the site prior to occupation of any flat hereby permitted.

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

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.