Adur District Council

Planning, Regeneration and Wellbeing

Mr David Dawson
D.D.A.S
8 Fifth Avenue
Lancing
West Sussex
BN15 9QA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1051/11

Details of Development
CONVERSION OF GROUND FLOOR SHOP TO STUDIO FLAT (WITH NEW FRONT WINDOW AND RE-LOCATED DOOR)

Location of Development
178 SOUTH STREET LANCING WEST SUSSEX BN15 8AU

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 14th December 2011.

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
22/02/2012

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing 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, in accordance with policy AG1 of the Adur District Local Plan. While it will result in the loss of a shop use, contrary to Local Plan policy AS1, it is not considered that this will cause harm to the overall vitality or viability of the shopping function of Lancing.

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 not be commenced until a scheme for protecting the proposed dwelling from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwelling is occupied and shall specifically include the provision of thermal double glazing and a mechanical heat recovery and ventilation system.

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

03. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to occupation of the dwelling 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 in compliance with PPG13/PPS3.*

04. The dwelling shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity.*

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05. This permission relates to the following approved plans date stamped received 14 February 2011:-

Drawing No. SL/1 (Location and Block Plan), Drawing No. SK/1 (Proposed Plan and Elevation)

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