ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0234/09**

Mr Matthew Richardson
Abir Architects Ltd
3c Wilbury Grove
Hove
East Sussex
BN3 3JQ

Details of Development
REDUCTION OF SHOP AREA TO 91SQM AND CREATION OF A ONE-BEDROOM APARTMENT TO THE REAR ACCESSED VIA THE EXISTING UNDERCROFT, MINOR EXTERNAL CHANGES AND PROVISION OF COMMUNAL BIN, RECYCLING AND CYCLE STORAGE, AND EXTERNAL REAR ROOF TERRACE FOR FIRSTFLOOR FLAT

Location of Development
5 EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZE

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 17th June 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

03/08/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of the shopping centre and highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AS1).

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 shop premises shall not be open for trade or business other than between the hours of 8 AM- 6 PM Monday-Saturday and 10 AM-4 PM on Sundays and Bank Holidays.

    Reason: *To protect the residential amenities of the occupiers of the flats and to comply with policy AG1 of the Adur District Local Plan.*

03. The roof terrace hereby approved shall not be brought into use until a privacy screen has been erected in accordance with details to be submitted to and approved in writing by the local planning authority. The approved screen shall be permanently retained thereafter.

    Reason: *In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan.*

04. This permission relates to the application as amended by the revised plan (041.PL.001 rev.B) received on 31 July 2009.

    Reason: *For the avoidance of doubt.*