ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0610/07

Hargreaves Management Ltd
Rustington House
Worthing Road
Rustington
Littlehampton
West Sussex
BN16 3PS

Details of Development
AMENDMENT TO ADC/0041/07 TO CARRY OUT DEVELOPMENT IN 2 PHASES AND DELETION OF CONDITIONS 18 AND 19 (REQUIRING ON-SITE RENEWABLE ENERGY GENERATION AND BREEAM STANDARDS)

Location of Development
26 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 3rd October 2007.

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.

[redacted]

Keith Morgan
Planning Services Manager

16/11/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place in 2 phases without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5). As the Adur Development Plan Submission Core Strategy has been withdrawn since the outline permission was granted, there is no current policy requirement for developments of over 1,000 sqm floorspace to provide a minimum of 10% of their energy requirements from on-site renewable energy generation or for measures to be taken to ensure the new buildings achieve a certain level of efficient environmental performance.

Conditions

01. The conditions of permission ADC/0041/07 shall continue to apply to the development with the exception of conditions 18 and 19.

    Reason: *For the avoidance of doubt.*

02. Prior to commencement of its use, the south wall of unit 5 shall be clad externally to match the other external walls of units 1-5.

    Reason: *In the interests of visual amenity having regard to policies AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*