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/0047/08

Better Finishing Ltd
13 Fairfield Road
Burgess Hill
West Sussex

Details of Development
CHANGE OF USE FROM CAR SHOWROOM TO CLASS A1 RETAIL (DISPLAY AND SALE OF KITCHEN, BEDROOM AND ASSOCIATED PRODUCTS)

Location of Development
339 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JR

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 January 2008.

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.

Keith Morgan
Planning Services Manager

07/03/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

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 use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

03. No working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

7.00 am and 6.00 pm on Mondays to Fridays inclusive
8.00 am and 6.00 pm on Saturdays and
10.00 am and 4.00 pm on Sundays and Public Holidays.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The premises shall be used only for the display and sale of kitchen, bedroom and associated products and for no other purpose within Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity and to comply with policy DEV1 of the West Sussex Structure Plan.*

PTO

Informative: This consent does not include the external signage indicated on the submitted photographs. You are advised to confirm with the Local Planning Authority the style of any proposed advertisements and whether separate advertisement consent is required before any signage is displayed at the premises.