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/0052/09

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
REPLACEMENT SHOPFRONT AND RETRACTABLE CANOPY

Location of Development
54 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DB

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 9th February 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

25/03/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed shopfront would respect the character of the existing building and would not detract from the surrounding built environment or the streetscene. It would preserve the character of the Conservation Area and would consequently not conflict with policies of Adur District Local Plan (AB20, AB21) and the West Sussex Structure Plan 2001-16 (DEV1, CH4).

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. This permission relates to the amended plan (09/503/01/A) received on 05.03.09 and not to the plan originally submitted.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB21 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. Notwithstanding the details on the approved plan, no development shall be carried out until a schedule of materials and finishes to be used for the shopfront and retractable canopy have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AB21 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*