Adur District Council

Planning, Regeneration and Wellbeing

Mr Rex Adams
RJA Planning & Building Consultants Ltd
16 Greenacres
Shoreham-by-Sea
West Sussex
BN43 5WY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0843/13

Details of Development
ALTERATIONS TO SHOP FRONT INCLUDING NEW ENTRANCE AND WINDOWS

Location of Development
39 - 41 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DD

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 11th July 2013.

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
23/09/2013

PTO

ADUR DISTRICT COUNCIL
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Richmond Road, Worthing, West Sussex, BN11 1LF
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and would preserve the character or appearance of the Conservation Area. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4) or the policies of the National Planning Policy Framework

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 advertising banners demarcating the outdoor seating area at the front of the building shall be removed at the end of each day and shall not be left on the pavement overnight.

    Reason: *In the interests of the visual amenities of the locality and to prevent unnecessary obstruction of the public highway gaving regard to saved policy AG1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No. 13444-01 Rev A received 12 September 2013
    Drawing No. 13444-LOC received 11 July 2013

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised to contact the Community Highways Officer, West Sussex County Council (01243 642105) to obtain formal approval and the necessary licence from the highway authority to place the items within the public highway