Adur District Council

Planning, Regeneration and Wellbeing

Mr David Berthillot
Real Patisserie Shoreham Ltd
4 - 6 East Street
Shoreham-By-Sea
West Sussex
BN43 5ZE

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0533/14

Details of Development
CHANGE OF USE FROM A1 TO MIXED A1/A3 WITH OUTSIDE SEATING

Location of Development
4 - 6 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 13th May 2014.

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
28/07/2014

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

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 development hereby permitted shall be carried out in accordance with the following approved plans received 13 May 2014:-

    Ground Floor Plan; Site Location Plan, Block Plan

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

03. The number of seats available to customers shall be limited to a maximum total of 16 (inclusive of inside and outside the property).

    Reason: *Due to the lack of adequate customer toilet facilities the premises are unsuitable for a more intensive A3 use.*

04. The existing staff toilet at the premises shall be made available for customers at all times when the premises are open for business.

    Reason: *To ensure adequate toilet provision for customers.*

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.