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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/0061/07

Mr Abdul Gafur
4a Wellington Gardens
Selsey
PO20 0EE

Details of Development
SINGLE-STOREY REAR EXTENSION TO RESTAURANT

Location of Development
THE SMUGGLERS WEST STREET SOMPTING LANCING WEST SUSSEX

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 February 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]

Peter Davies
Head of Planning and Community

04/04/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed restaurant extension would not detract from the appearance or character of the Conservation Area or lead to coalescence of settlements. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the relevant policies of Adur District Local Plan (AG1, AC4, AB3-4, AT12), the Adur Development Plan Submission Core Strategy (ENV5-6, ENV10) and the West Sussex Structure Plan (LOC2, CH3-4, DEV1, DEV4-5).

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 application as amended by the revised elevational plan (showing windows matching the existing building) received on 19 March 2007.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. At all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect the remaining part of the existing building from collapse.

Reason: *To preserve the building and to comply with policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

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05. Prior to commencement of use of the extension, the extract system for the restaurant kitchen shall be upgraded to take account of the increased use of the kitchen in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*