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/0308/07

Hollington Architect And Design Team Ltd
129 Alma Road
Bournemouth
Dorset
BH9 1AG

Details of Development
NEW EXTERNAL COVERED AREA, RAISED WITH FLAT ROOF AND TIMBER SUPPORTS

Location of Development
THE SCHOONER 146 ALBION STREET SOUTHWICK WEST SUSSEX BN42 4AU

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 22nd May 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.

Peter Davies.

Peter Davies
Head of Planning and Community

16/07/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and would have no adverse impact on the amenities of neighbouring properties. It would consequently not conflict with policies AG1 and AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan].

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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. Details of the proposed lighting to be used shall be submitted to and approved by the Local Planning Authority prior to commencement of works and work shall be carried out in accordance with such details.

Reason: *To protect the visual amenities of the locality and to accord with policy AB4 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.*

04. Prior to commencement of works details of the proposed location of facilities for storing refuse and waste shall be submitted to and approved by the Local Planning Authority and works shall be carried out in accordance with such details.

Reason: *In the interests of amenity and to comply with policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*