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/0077/09**

Mr Graham McDonald
54 St Aubyns Road
Southwick
Brighton
West Sussex
BN41 1PE

Details of Development

PERMANENT RENEWAL OF SW/10/04 AND SW/76/05 (USE FOR SALE AND FITTING OF PARTS AND SERVICING OF CARS AND LIGHT VANS WITH INCIDENTAL STORAGE) AND ALTERATIONS (NEW ROLLER SHUTTER DOOR AND WINDOWS IN NORTH WALL, NEW DOOR AND WINDOW IN EAST WALL AND WIDENING OF EXISTING ROLLER SHUTTER DOOR)

Location of Development

54 ST AUBYNS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN41 1PE

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 12th March 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

Dated this 27th day of April 2009

SCHEDULE

Reasons for Granting Permission

01. The making permanent of the use and the proposed alterations would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. They would consequently not conflict with the policies of the Adur District Local Plan (AE16) and the West Sussex Structure Plan (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. The premises shall be used only for the sale, storage and fitting of car and light van parts and car and light van servicing and not storage or dismantling of vehicles, bodywork repairs, paint spraying nor any other use (whether incidental or otherwise) notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order).

    Reason: *In the interests of amenity and highway safety and to comply with policies AG1 and AE16 of the Adur District Local Plan and DEV1 and DEV4-5 of the West Sussex Structure Plan.*

03. No working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

    8.00 am and 6.00 pm on Mondays to Fridays inclusive
    8.00 am and 2.00 pm on Saturdays

    nor at any time on Sundays or Public Holidays.

    Reason: *In the interests of amenity and to comply with policy AG1 and AE16 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AP7 of the Adur District Local Plan and DEV1 and DEV4-5 of the West Sussex Structure Plan.*

05. No raw materials, products or parts, nor any other items shall be stored or displayed except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority and there shall be no storage of vehicles whatsoever.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policies DEV1 & DEV5 of the West Sussex Structure Plan.*