ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0347/08

Rex Adams
RJA Planning And Building Consultants Ltd
16 Greenacres
Shoreham By Sea
West Sussex
BN43 5WY

Details of Development
REPLACEMENT GROUNDFLOOR FRONT WINDOWS/DOORS AT NO'S 39 AND 41 (TO BE AMALGAMATED TO SINGLE RESTAURANT)

Location of Development
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 2nd July 2008.

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

02/09/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed replacement shopfront would respect the character of the existing buildings and would not detract from the surrounding built environment or the streetscene. It would preserve the character of the Conservation Area and would consequently not conflict with the policies of the Adur District Local Plan (AB20, AB21) and the West Sussex Structure Plan (DEV1, CH4).

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 amended plans 07219 - 02C & 04A received on 12 August 2008 and not to the plan originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AB21 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

03. No development shall be carried out unless the details of paint colour, fascia illumination, design of fascia lettering and numbering for the frontages hereby approved have been submitted and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AB21 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*