Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0807/13

Details of Development
SINGLE-STOREY REAR EXTENSIONS AND ALTERATIONS TO PROVIDE MICROBREWERY AND IMPROVED WC FACILITIES, PLUS RE-LOCATED SMOKING AREA WITH EXTERNAL STEPS TO NEW FIRST-FLOOR PRIVATE TERRACE. RESUBMISSION OF AWDM/0240/13.

Location of Development
DUKE OF WELLINGTON 368 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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 July 2013.

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
11/09/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would enhance the commercial viability of the existing public house and would encourage economic growth. It would not detract from the local built environment and the proposed development can take place without resulting in unacceptable harm to the amenities of neighbouring properties and without detriment to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the NPPF.

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:-

    Drawing No: 271/1A Proposed Improvements: Floor Plans Date valid; 22 July 2013
    Drawing No: 271/2A Proposed Improvements: Rear Elevation Date valid: 22 July 2013

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

03. The external materials and finishes of the extensions and alterations hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in colour and texture the rendered exterior of the existing rear elevation of the building unless otherwise approved in writing by the Local Planning Authority. The built-up boundary wall on the east side shall be completed to match the existing brickwork.

    Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

04. No externally-sited plant or machinery shall be installed in connection with the micro-brewery unless and until details of the plant or machinery (including noise emissions) have been submitted to and approved in writing by the Local Planning Authority prior to installation.

    Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

05. No development shall be carried out unless and until details of the materials and finishes to be used for the balustrade around the private terrace and screen fencing on the east side of the private terrace have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.