Adur District Council

Planning, Regeneration and Wellbeing

Miss Sophie Reay
DPP One Ltd
66 Porchester Road
London
W2 6ET

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0886/14

Details of Development
COMMUNITY ROOM EXTENSION AND EXTENSION TO SALES AREA ON WEST ELEVATION WITH MEZZANINE. EXTENSION TO STORAGE AREA TO REAR OF STORE.

Location of Development
TESCO HOLMBUSH CENTRE UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD

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 2014.

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
19/11/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

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. 9337-LP-01 titled Promap, date received 22-07-2014
Drawing No. 9337(20) 09 B titled Proposed Cage Marshalling Extension, date received 22-07-2014
Drawing No. 9337 (20) 06 D titled Proposed Sales Floor Extension, date received 22-07-2014
Drawing No. 3178pgBRDGAPPROVED.dgn titled Proposed Site Plan, date received 13-11-2014

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

03. The gross floor area of the Tesco store as extended shall not exceed 11,297 square metres (of which not more than 2,570 square metres shall be used for the sale and display of non-food comparison goods) and it shall not be further extended by internal changes such as the insertion of mezzanine floors nor subdivision without permission from the Local Planning Authority on an application in that behalf.

Reason: *To prevent unacceptable impact on the vitality and visibility of existing town centres as shopping areas having regard to national policy set out in the National Planning Policy Framework.*

04. The mezzanine floor hereby permitted shall be used for storage only and not as a sales area.

Reason: *To prevent unacceptable impact on the vitality and viability of existing town centres as shopping areas having regard to national policy set out in the National Planning Policy Framework.*

05. The community room hereby permitted shall be used only for purposes within Class D1 of the Schedule to 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 with or without modification).

Reason: *In the interests of amenity having regard to national policy set out in the National Planning Policy Framework.*

06. The community room hereby permitted shall be accessed only through the Tesco store.

Reason: *In the interests of amenity having regard to national policy set out in the National Planning Policy Framework.*

07. No external lighting or floodlighting shall be installed on the buildings and the land outlined in red on the approved drawings, except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity including the setting of the South Downs National Park and to comply with saved policy AP9 of the Adur District Local Plan and national policy set out in the National Planning Policy Framework.*

08. Parking provision in the Tesco customer car park and rear service yard shall comprise a minimum of 644 cars and 24 cycles and shall be used only for access and parking of vehicles and cycles incidental to the Tesco store.

Reason: *To ensure adequate provision for parking clear of the highway and encourage use of cycles, to comply with national policy set out in the National Planning Policy Framework.*

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.