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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/0430/06

Mr Richard Morrice
Miller Bourne Architects
332 Kingsway
Hove
BN3 4QW

Details of Development
EXTENSIONS AND ALTERATIONS (INCLUDING ADDITIONAL STOREY AND EAST SIDE EXTENSION WITH ROOF TERRACE) TO FORM 5 FLATS ABOVE GROUND FLOOR LICENSED PREMISES)

Location of Development
THE BURRELL ARMS BRUNSWICK ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WB

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 13th November 2006.

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.

[redacted]

Peter Davies
Head of Planning and Community

13/04/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the character or appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH1-2, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH4, ERA1, 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 flats shall not be occupied until the development has been completed in accordance with a schedule of external materials and finishes which 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. The flats shall not be occupied until the cycle parking facility shown on the submitted plans has been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than parking of cycles incidental to the flats.

    Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

04. This permission relates to the application as amended by the revised plans received on 13 April 2007.

    Reason: *For the avoidance of doubt.*