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/0382/08

Mr Rocky Li
New Image Design And Developments Ltd
2a Tiverton Road
London
W18 1DW

Details of Development
SINGLE-STOREY SIDE EXTENSION AND USE OF PREMISES AS RESTAURANT AND TAKE-AWAY (CLASSES A3 AND A5); LOFT CONVERSION TO FLAT WITH FRONT AND SIDE DORMERS; EXTERNAL REAR STAIRCASE TO FIRSTFLOOR FLAT; AND PARKING SPACES AT SIDE WITH ACCESS ALTERATIONS

Location of Development
177 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4QB

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 29th 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

22/09/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AS5, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

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 buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have 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 access and parking of vehicles incidental to the use of the premises concerned.

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

03. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building 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.*

PTO

04. This permission relates to the following schedule of plans:
Location plan, existing ground floor plan PL/01, proposed ground floor plan PL/02, existing and proposed first floor PL/03 date stamped 29 July 2008 and proposed loft plan PL/04A, existing and proposed roof plan PL/05A, existing and proposed front elevation PL/06A, existing and proposed elevations PL/07A, PL08A date stamped 3 September 2008.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. The premises shall not be open for trade or business other than between the hours of 9 AM and 10.30 PM and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises by 11 PM daily.

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

06. Unless otherwise approved in writing by the Local Planning Authority, the existing means of ventilation for the extraction, filtration and disposal of cooking odours shall be retained and shall be maintained in effective working order in accordance with the manufacturers specifications and operated at all times when cooking is taking place.

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