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/0400/08

John Wright
Greytiles
Upper West Lane
Lancing
West Sussex
BN15 0EX

Details of Development
SINGLE-STOREY REAR EXTENSION FOR STORAGE INCIDENTAL TO SHOPS (NO'S 111-115)

Location of Development
111 - 113 SOUTH STREET LANCING WEST SUSSEX BN15 8AS

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 7th August 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

02/10/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for shopping-related facilities within an area identified for such purposes, without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring flats and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE6, CH1, 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. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the storage area hereby approved.

    Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and DEV1 & DEV5 of the West Sussex Structure Plan.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The premises shall be used only for storage purposes ancillary to the Class A1 retail use of the ground-floor shops to which the extension is attached and for no other purpose.

    Reason: *In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*