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/0147/07

M C Wooldridge
Holmbush Lodge
Holmbush Lane
Henfield
BN5 9TJ

Details of Development
ALTERATION OF HOUSEBOAT WITH PROVISION OF NEW SUPERSTRUCTURE AND USE AS 2 FLATS; ERECTION OF NEW JETTY (WITH AQUARIUM)

Location of Development
HOUSEBOAT ENSTONE 36 RIVERBANK BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 16th March 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

03/05/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not cause additional detraction from the riverscene, harm to the Adur Estuary SSSI or the 'strategic gap' separating built-up areas, or detriment to residential amenities of existing dwellings. It would not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, AN1, AB16) and the West Sussex Structure Plan 2001-16 (LOC2, CH1, CH3, ERA2-3, 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. This permission relates to the application as amended by the applicant's e-mail of 17 April 2007, deleting the proposed shed from the application, and there shall be no works whatsoever on the south side of the embankment.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AG1, AC1, AC4 and AB16 of the Adur District Local Plan and LOC2, CH1, CH3 and DEV1 of the West Sussex Structure Plan.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external surfaces of the superstructure has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policies AG1 and AB16 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. There shall be no occupation of the houseboat as 2 residential units unless and until the houseboat has been connected to the public sewer.

Reason: *To prevent additional pollution of the river having regard to the location within the SSSI and to policies AN1 of the Adur District Local Plan and ERA2 of the West Sussex Structure Plan.*