ADUR DISTRICT COUNCIL

Mr Matthew Edwards
HGP Architects Ltd
110 Furzehall Farm
Wickam Road
Fareham
Hants
PO16 7JH

NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/1921/18

Details of Development

APPLICATION FOR A NON-MATERIAL AMENDMENT TO PREVIOUSLY APPROVED AWDM/1006/16. AMENDMENTS: PLOTS 1-10 JULIET BALCONIES OMITTED, HOUSE TYPE ROOF RIDGE DESIGN AMENDED, BLOCK 1 STONE FINISH AT GROUND AND FIRST FLOOR AMENDED TO GREY BRICK, CLADDING PANELS BETWEEN WINDOWS REMOVED AND REPLACED WITH BRICKWORK, HORIZONTAL GLAZING BARS OMITTED, PLOT 10 ROOF ABUTMENT TO BLOCK 1 AMENDED, LOUVRED SCREENS TO BALCONIES OMITTED AND CLADDING INFILL PANELS CHANGED TO CONTRASTING BRICK ON RETAIL UNIT PLOTS 109-120.

Location of Development

FORMER RIVERBANK BUSINESS CENTRE 39 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5FL

I refer you to your application of 9th January 2019 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt, these plans and details comprise:-

Proposed Roof Plan 13.152.04 received 9 January 2019
Street Scene 1 & 2 13.152.200 rev B received 9 January 2019
Street Scene 3 & 4 13.152.201 rev B received 9 January 2019
Street Scene 5 & 6 13.152.202 rev B received 9 January 2019
Street Scene 7 & 8 13.152.203 rev B received 9 January 2019
External Materials Schedule Rev D received 9 January 2019

/Contd …

Ref: - AWDM/1921/18

Please note that the existing planning permission still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for:-

Proposed Roof Plan	13.152.104	19.07.2016
Street Scene 1 & 2	13.152.200	19.07.2016
Street Scene 3 & 4	13.152.201 Rev A	11.11.2016
Street Scene 5 & 6	13.152.202 Rev A	11.11.2016
Street Scene 7 & 8	13.152.203 Rev A	11.11.2016



Gary Peck
Planning Services Manager

21/01/2019

Ref: - AWDM/1921/18

TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).