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/0290/10**

Mr Mel Hughes
HLN Architects Ltd
Neptune Court
Vanguard Way
Cardiff
United Kingdom
CF24 5PJ

Details of Development
BULK STORE EXTENSION AT REAR

Location of Development
TESCO HOLMBUSH CENTRE UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD

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 9th August 2010.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

01/10/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and, being for ancillary storage, would not detract from the viability of existing town centre shopping areas. It can take place without resulting in unacceptable detriment to the amenities of nearby properties or the environment of the South Downs National Park and would not detract from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS3) and PPS4 & PPG13.

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. Notwithstanding the details shown on the submitted plans, the external cladding panels shall be coloured brown, not white.

    Reason: *To ensure the extension is in keeping with the existing main building and to safeguard the landscape having regard to policies AG1 and AC2-3 of the Adur District Local Plan.*

03. This permission relates to the following plans all date stamped received 9 August 2010:-
    - Site Location Plan 3178 PL (90) 001
    - Proposed Site Plan 3178 PL (90) 200
    - Proposed Ground and First Floor Plan 3178 PL (20) 200
    - Proposed Elevations 3178 PL (20) 204

    Reason: *For the avoidance of doubt.*