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/0201/07

Mr Matt Pateman
Workman
Alliance House
12 Caxton Street
London
SW1H 0QS

Details of Development
NEW DISABLED ACCESS RAMP TO FRONT OF BUILDING; CREATION OF FIRE ESCAPE ROUTES FOR DISABLED PERSONS; ALTERATIONS TO EAST BOUNDARY WALL TO GIVE ACCESS TO PUBLIC FOOTPATH/HIGHWAY AND INSTALLATION OF BI-PART GLAZED FRONT DOORS (FURNITURELAND)

Location of Development
COURTS SUPERSTORE EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PD

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 4th April 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

25/05/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB14, AB27, AB31, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE5, NE10, CH1, ERA1, DEV1, DEV4, DEV5).

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 building shall not be occupied until the boundary fencing has been erected and the landscaping features detailed in the amended plans (Revision D) submitted on 15 May 2007 have been implemented.

    Reason: *In the interests of amenity and to comply with policy AB27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The building shall not be occupied until the disabled parking spaces and cycle parking facilities shown on the amended plan (Revision D) submitted on 15 May 2007 have been implemented.

    Reason: *To ensure adequate provision for disabled parking and cycle storage and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*