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/0473/08

Mr R J Reynolds
R J Reynolds Architectural Services Ltd
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
FORMATION OF SHOP AT REAR OF EXISTING ESTATE AGENTS OFFICE WITH NEW SHOP FRONT AND ENTRANCE FACING GORDON ROAD

Location of Development
10 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 October 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

26/11/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the area identified for shopping purposes and would help meet the need for economic 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, AS1) and the West Sussex Structure Plan 2001-16 (LOC1, ERA1, 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 development shall be carried out unless and until details of the colour and finish for the proposed shop front hereby permitted have been submitted to and approved by the Local Planning Authority.

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

03. The premises shall not be open for trade or business other than between the hours of 8.00 AM and 6.00 PM daily.

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