ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0114/09**

Mr I Louhichi
5 Kent Close
Shoreham By Sea
West Sussex
BN43 6LQ

Details of Development
CHANGE OF USE FROM SHOP (CLASS A1) TO COFFEE SHOP (CLASS A3)

Location of Development
15 EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZE

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 27th March 2009.

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

22/05/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of the shopping centre and highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB4, AS1)

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 premises shall not be open for trade or business other than between the hours of 8am and 6pm Monday-Saturday and 10am-4pm on Sundays and Bank holidays.

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

03. The premises shall not be open for trade or business until provision has been made for refuse bins for the storage of waste associated with the use in accordance with details to be submitted to and approved in writing by the local planning authority.

    Reason: *In the interests of amenity and to comply with policy AS1of the Adur District Local Plan.*

04. The use hereby permitted shall not be carried on until the premises have been sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interest of amenity and to comply with policy AS1 of the Adur District Local Plan and PPG24.*

PTO

05. No extraction or other air handling plant or externally sited machinery shall be installed until details of the plant or machinery (including details of mounting and odour reduction and noise attenuation measures) have been submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details and not operated until the odour reduction noise attenuation measures have been completed.

Reason: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan.*

Informative: This permission relates to the change of use of the property only and, notwithstanding the details shown on the approved plans, does not confer approval for the internal layout. You are advised to contact the Council's Environmental Health section for further advice on the internal layout and the matters referred to in Conditions 04 and 05 above.