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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/0214/07

Mr Darren Mark Sired
Houseboat Nooitgedacht III
8 Riverbank
Brighton Road
Shoreham-by-Sea
West Sussex
BN43 5YH

Details of Development
ENLARGEMENT OF HOUSEBOAT SUPERSTRUCTURE, TEMPORARY MOORING OF 2 BOATS AND RETENTION OF REPLACEMENT STEPS ON SOUTH SIDE OF BANK

Location of Development
HOUSEBOAT NOOITGEDACHT III 8 RIVERBANK BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 11th 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

05/06/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development as amended would not cause additional detraction from the riverscene, harm to the Adur Estuary SSSI or the 'strategic gap' separating built-up areas, or detriment to residential amenities of existing dwellings. It would not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, AN1, AB16) and the West Sussex Structure Plan 2001-16 (LOC1, CH1, CH3, ERA2-3, DEV1).

Conditions

01. The construction of the enlarged superstructure 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. This permission relates to the application as amended by the applicant's letter dated 2 June 2007, deleting the jetty extension and fence. The proposed superstructure shall be constructed in accordance with the amended plan received on 4 June 2007 and the eastern side elevation shall be of the same design unless otherwise approved by the Local Planning Authority.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policies AN1 and AB16 of the Adur District Local Plan and ERA2 and DEV1 of the West Sussex Structure Plan.*

03. Within the period expiring on 31 December 2007, the existing houseboat 'Highwayman' shall be dismantled and removed from the site (including any associated debris) in accordance with details to be submitted to and approved in writing by the Local Planning Authority..

Reason: *In the interests of amenity, safeguarding the strategic gap and the natural habitat of the SSSI having regard to policies AG1, AC1, AC4, AN1 and AB16 of the Adur District Local Plan and LOC2, CH3, ERA2-3 and DEV1 of the West Sussex Structure Plan.*