Adur District Council

Planning, Regeneration and Wellbeing

Mrs Emma Petrykow
Flint Architecture
46 Shepherds Way
Ringmer
LEWES
East Sussex
BN8 5JE

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0566/14

Details of Development
REPLACEMENT SHOP FRONT TO FACILITATE SEPARATE ACCESS TO EXISTING UPPER FLOOR MAISONETTE

Location of Development
4 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DA

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 12th May 2014.

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
02/07/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

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 development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No D.02 and D.03 Rev A received 24 June 2014
    Location and Block Plans received 12 May 2014

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. No development shall take place until detailed drawings of the proposed new entrance door and glazing at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

    Reason: *To preserve the character and appearance of the Conservation Area having regard to saved policy AB4 of the Adur District Local Plan and the relevant policies of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.