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/0488/06**

T Cording
140 High Street
Steyning
BN44 3LH

Details of Development
FIRST-FLOOR REAR EXTENSION TO RESTAURANT

Location of Development
41 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DD

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 8th January 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

04/04/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve or enhance the character or appearance of the Conservation Area and add to the facilities in the town centre, in a sustainable location. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or detraction from highway safety. It would accord with the relevant policies of Adur District Local Plan (AG1, AB4, AS1, AT12), the West Sussex Structure Plan 2001-16 (LOC1, NE9, CH4, 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. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the amended plan (Rev. A) received on 20 February 2007 and not to the plan originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AG1, AB4 and AS1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The glazing in the roof of the extension shall be fixed to be permanently non-openable.

Reason: *To prevent overlooking and to comply with policy AG1 and AS1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

05. There shall be no access whatsoever from the proposed extension onto the flat roof of the ground floor extension except for purposes of emergency escape from the premises.

Reason: *In the interests of residential amenity having regard to policies AG1 and AS1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. The premises shall not be open for trade or business other than between the hours of 8.30 AM and 11 PM daily and there shall be no external illumination on the premises outside these specified hours. All activity at the premises shall cease by 11.30PM daily.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*