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/0493/07**

Mel Humphrey
39 Northease Drive
Hove
East Sussex
BN3 8PQ

Details of Development
REPLACEMENT SHOP FRONT AND CHANGE OF USE FROM A1 TO A3

Location of Development
8 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 10th August 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.

Keith Morgan
Planning Services Manager

Dated this 3rd day of October 2007

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, AP7, AB4, AS1) and the West Sussex Structure Plan 2001-16 (LOC1, NE9, CH1, CH4, 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. The premises shall not be open for trade or business other than between the hours of 8AM and 5PM on Mondays, Tuesdays and Wednesdays, 8AM to 9PM on Thursdays, Fridays and Saturdays and 10AM to 4PM on Sundays and public holidays.

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.*

03. Prior to its installation, details of the external paint colour of the shopfront hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and it shall be painted in accordance with the approved colour within one month of its installation.

Reason: *To safeguard the character and appearance of the Conservation Area as required by policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*

04. Within 2 months of the date of this permission, refuse bin provision shall be provided 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 AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*