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/0494/07**

@ Architect Ltd
Ripon House
Suite 7
35 Station Lane
Hornchurch
Essex
RM12 6JL

Details of Development
PROPOSED SUMMERHOUSE TO REAR AND DISABLED ACCESS

Location of Development
THE AMSTERDAM 465 - 471 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WQ

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 13th 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

05/12/2007

SCHEDULE

Reasons for Granting Permission

01. Although the proposal would be liable to detract from the residential amenities of the dwellings to the east and from the listed building and consequently may not comply fully with policies AB7-9 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan, it is considered appropriate to grant a temporary permission for a trial period having regard to the needs of the public house/restaurant and to policies AG1 and AB4 of the Adur District Local Plan and LOC1, NE12, ERA1 and CH4 of the West Sussex Structure Plan.

Conditions

01. The building hereby permitted shall be removed on or before the expiration of the period ending on 31 December 2008.

Reason: *To retain control over a building the use of which is liable to cause detriment to the residential amenities of the locality and the listed building having regard to policies AB7-9 of the Adur District Local Plan and CH5 and DEV1 of the West Sussex Structure Plan.*

02. This permission relates to the amended plan 06 (139) PL 019D received on 4 September 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 policies AG1, AB4 and AB7-9 of the Adur District Local Plan and CH4-5 of the West Sussex Structure Plan.*

03. No development shall be carried out unless and until design details of the proposed building and a schedule of materials and finishes to be used for both the building and other alterations including ramp and ground surfacing have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policies AB7-9 of the Adur District Local Plan and CH4-5 of the West Sussex Structure Plan.*