ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0037/08

Mr T Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 3JZ

Details of Development
PROPOSED ADDITIONAL BERTHS

Location of Development
JETTY ADJACENT 31 RIVERSIDE 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 REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 21st January 2008.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 4th day of July 2008

SCHEDULE

Reasons for Refusal

01. The increase in hardstanding area to the rear of No.31 Riverside Road results in the loss of an area of estuarine mudflat and saltmarsh habitat, to the detriment of the visual amenity and biodiversity of the area. It is contrary to the policies of the West Sussex Structure Plan (ERA2, ERA3), the Adur District Local Plan (AB16, AR14) and PPS9 'Biodiversity and Geological Conservation'.

02. The increased use of the existing access to the public highway would add to the hazards of highway users to an unacceptable degree, and the proposal does not make provision for adequate visibility at the junction of the access with the public highway which would be detrimental to highway safety, contrary to the policies of the West Sussex Structure Plan (DEV4).

03. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to increase the pressure for on-street parking in an area where insufficient space is available, with resultant detriment to highway safety, the obstruction of the flow of traffic and to the detriment of the residential amenity of the surrounding properties, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AR14).