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/0252/09**

Mr Yaniv Josef
Josef-Whiteman Architects LLP
F16 Britannia Wharf
Britannia Road
Banbury
Oxfordshire
OX16 5DS

Details of Development
REDEVELOPMENT OF OFFICE BLOCK WITH A 72-BEDROOM HOTEL AND 17 CAR AND 4 CYCLE PARKING SPACES

Location of Development
NORFOLK HOUSE HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5EN

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 13th July 2009.

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 16th day of September 2009

SCHEDULE

Reasons for Refusal

01. The proposed building, by reason of its excessive size and proximity, would be detrimental to the residential amenities of the adjoining flats, by reason of loss of light and an overbearing effect, thereby conflicting with policy AG1 of the Adur District Local Plan (having regard to the criteria listed under policy AH2).

02. The site is within an area designated as a Conservation Area and the proposal, by reason of its excessive scale and inappropriate design, would conflict with the intention of the Local Planning Authority to preserve or enhance the character and appearance of the area, and not accord with policies AB4 of the Adur District Local Plan, BE1, BE6 and SCT1 of the South East Plan and PPG15.

03. The site forms part of a block at the western end of the southern side of the High Street which, as indicated in the Shoreham Renaissance strategy, should be redeveloped in order to provide high quality replacement buildings which contribute positively to both the street and river scenes (including provision of a riverside walk and enhancement of north-south connections to the river). The proposal represents a form of piecemeal development that would be likely to prejudice future redevelopment of this block to a satisfactory comprehensive overall plan meeting these objectives, in accordance with policies BE1 and SCT1 of the South East Plan.

04. Having regard to the Revised West Sussex Parking Standards and the large number of bedrooms proposed, the proposal does not include adequate provision for access and parking of vehicles 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 and obstruction of the flow of traffic.