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/0551/07**

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

Details of Development
CANOPY TO FRONT (WEST), DEMOLITION OF BOUNDARY WALL TO EAST OF CAR PARK (RE-ALIGNMENT OF BOUNDARY WITH NO. 465) AND ALTERATIONS TO CAR PARK

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 REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 5th November 2007.

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.

Keith Morgan
Planning Services Manager

Dated this 7th day of December 2007

SCHEDULE

Reasons for Refusal

01. The proposed canopy would form an obtrusive and incongruous feature that would be detrimental to the appearance of the Listed Building and to the character of the Conservation Area. It therefore conflicts with the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AB4, AB7, AB11)

02. The proposed re-alignment of the boundary wall and enlargement of the public house/restaurant curtilage would detract from the amenities and quiet enjoyment of nearby residential properties, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1).

03. The increased use of the existing access to the public highway would add to the hazards of highway users to an unacceptable degree, contrary to the policy of the West Sussex Structure Plan (DEV4).

04. The proposal would be detrimental to highway safety in that it does not incorporate adequate facilities to enable the dray lorry to turn on the site and so enter and leave the highway in forward gear, contrary to the policies of the West Sussex Structure Plan (DEV4-5).