Adur District Council

Development Management

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1097/15

Mrs Suzanne Bratley
C-Plus Architectural Services
22 Elstree Avenue
Vicars Cross
Chester
Cheshire
CH3 5HJ

Details of Development
NEW CONDENSING UNIT ON TOP OF FLAT ROOF TO WEST (REAR) ELEVATION FOR POST OFFICE.

Location of Development
61 MANSELL ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GT

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 22nd July 2015.

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

G Peck

Gary Peck
Planning Services Manager
05/11/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. The proposed condensing unit due to its size, position and noise output would have an unacceptable impact on neighbours living conditions due to a noise nuisance and would be an unsightly addition to the appearance of the area. It is therefore contrary to the National Planning Policy Framework.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

02. For avoidance of doubt this refusal relates to the following drawings/plans:-

Drawing No: 1242/01 Title: Location Plan Date received: 22.7.15
Drawing No: 1242/02 Title: Block Plan and Elevations
Date received: 22.7.15
Fusion commercial condensing units extract