Adur District Council

Planning, Regeneration and Wellbeing

Mr Frank Groves
145 Old Shoreham Road
Shoreham-By-Sea
West Sussex
BN43 5TF

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1484/13

Details of Development
RETROSPECTIVE APPLICATION TO EXTEND EXISTING BALCONY ON SOUTH SIDE

Location of Development
145 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TF

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 15th February 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
10/04/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1484/13

SCHEDULE

Reasons for Refusal

01. The balcony extension greatly increases the risk of overlooking and disturbance to the detriment of the occupiers of the neighbouring dwellings at nos. 143 and 147 Old Shoreham Road and by reason of its rudimentary materials and design, constitutes an unacceptable form of development detrimental to the visual amenities of the locality in particular from views from the River Adur and public path to the immediate west and contrary to Policy AH7 of the Adur District Local Plan.

Informatives / Notes to Applicant

01. This decision relates to the following plans: Nos. 1 of 3, 2 of 3, 3 of 3 and materials specification received 15/02/14 and screen details received 11/03/14.