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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/0344/08

Miss Shelley Bostock
Pacemanor Ltd
4 St Johns Road
Tunbridge Wells
Kent
TN4 9NP

Details of Development
CHANGE OF USE FROM SHOP (CLASS A1) TO CAFE (CLASS A3)

Location of Development
132 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YA

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 24th July 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 18th day of September 2008

SCHEDULE

Reasons for Refusal

01. The application does not include adequate proposals for the discharge of cooking odour from the proposed cafe and in the absence of such details the Local Planning Authority is not satisfied that the proposed use would not cause unacceptable detriment to the residential amenities of the flats.

02. The provision of an odour extract duct on the external walls of the building to address the above objection would be likely to result in unacceptable harm to the appearance of the building and to the visual amenities of the locality.