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/0739/07**

Lucy Gill
Houseboat Royal Native
7 Riverbank
Brighton Road
Shoreham-by-Sea
West Sussex
BN43 5YH

Details of Development
TEMPORARY MOORING OF SECOND BOAT, 'REBUS STONE' (FOR 6-8 MONTHS) DURING ITS CONVERSION TO A HOUSEBOAT TO REPLACE THE EXISTING HOUSEBOAT 'ROYAL NATIVE'

Location of Development
HOUSEBOAT ROYAL NATIVE 7 RIVERBANK BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5YH

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 December 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 30th day of January 2008

SCHEDULE

Reasons for Refusal

01. The proposed temporary mooring of the replacement houseboat 'Rebus Stone' by reason of its length and proximity to the river bank will have an adverse effect of the visual amenities of the area and if permitted would make it difficult to resist further similar proposals which cumulatively would have a more serious detrimental impact. It is therefore contrary to policies AB16 and AC4 of the Adur District Local Plan and CH3 and DEV1 of the West Sussex Structure Plan.

02. The proposed temporary mooring of the replacement houseboat 'Rebus Stone' by reason of its length and proximity to the river bank will have an adverse effect on the ecological habitat of the Adur Estuary Site of Special Scientific Interest due to impacts from shading, changes in hydrology and direct loss of the Biodiversity Action Plan saltmarsh and mudflat habitats. It is therefore contrary to the policy AN1 of the Adur District Local Plan and ERA2 of the West Sussex Structure Plan.