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/0363/08

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
ADDITIONAL STOREY ON CORNER (TO PROVIDE BEDROOM WITH SOUTH BALCONY)

Location of Development
3 COASTGUARD COTTAGES OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HR

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 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 9th day of September 2008

SCHEDULE

Reasons for Refusal

01. The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1).

02. The very limited private rear amenity space does not permit development of a standard compatible with existing development in the area and in consequence the proposal would constitute overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7).