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/0146/07**

Smith Coldham Design Ltd
26 Victoria House
26 Church Street
Church End
Great Dunmow
Essex
CM6 2AE

Details of Development
EXTERNAL DECKED PLATFORM ON SOUTH SIDE (EAST END) WITH ROOF OVER AND ENCLOSING SCREENS

Location of Development
WATERSIDE INN LOWER BEACH ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RA

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 March 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.

Peter Davies.

Peter Davies
Head of Planning and Community

Dated this 1st day of May 2007

SCHEDULE

Reasons for Refusal

01. The proposed covered decked area would result in a greater intensity of use later into the evening and throughout the year and would be likely to give rise to added disturbance and detriment to the residential amenities of Doveleys Court and other residential accommodation situated in close proximity, particularly at unsocial hours. The proposal would therefore conflict with policies AG1 and AP7 of the Adur District Local Plan and LOC1 and DEV1 of the West Sussex Structure Plan.

02. The proposal would form an obtrusive feature which, due to its size, 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 (LOC1, DEV1) and the Adur District Local Plan (AG1).