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/0419/07

Sussex Alarms Ltd
51/53 Church Road
Hove
East Sussex
BN3 2BD

Details of Development
VARIATION OF CONDITION 35 OF PLANNING PERMISSION SU/216/02 TO ALLOW THE EXISTING LIVE-WORK UNIT TO BE OCCUPIED AS SEPARATE OFFICE AND RESIDENTIAL UNITS AT NO. 1 BROAD REACH ROPETACKLE

Location of Development
1 BROAD REACH SHOREHAM-BY-SEA WEST SUSSEX BN43 5EY

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 9th August 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 13th day of September 2007

SCHEDULE

Reasons for Refusal

01. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to increase the pressure for on-street parking in an area where insufficient space is available, with resultant detriment to highway safety and obstruction of the flow of traffic, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

02. If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the detriment of the residential amenities and environment of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AE15).