ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0209/08

Mr S Barrett
153 South Street
Lancing
West Sussex
BN15 8BD

Details of Development
FRONT WALL/RAILINGS AND GATES

Location of Development
136 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HL

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 17th April 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.

Keith Morgan
Planning Services Manager

Dated this 2nd day of June 2008

SCHEDULE

Reasons for Refusal

01. The proposed wall and gates would form an obtrusive and incongruous feature that would be visually out of keeping with the existing built environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. The proposal does not make provision for adequate visibility at the junction of the access with the public highway and would be detrimental to highway safety, contrary to the policy of the West Sussex Structure Plan (DEV4).