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/0350/10**

Ms Julie Cattell
CJ Planning Ltd
80 Rugby Road
Brighton
East Sussex
BN1 6ED

Details of Development
2 TWO-BEDROOM THREE-STOREY HOUSES AT REAR

Location of Development
SURRY ARMS 388 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 7th October 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 1st day of December 2010

SCHEDULE

Reasons for Refusal

01. The proposed houses, by reason of their height and proximity to neighbouring properties, including the existing flats to the north, the flats in the converted frontage building to the south and the nearest house under construction to the west, would result in an excessively overbearing effect and be detrimental to the residential amenities of the locality, contrary to the policy AH2 of the Adur District Local Plan.

02. The proposal is contrary to policy AH2 of the Adur District Local Plan because the site is of insufficient size to accommodate the proposed houses in addition to the 7 flats in the converted frontage building without resulting in cramped and unsatisfactory living conditions for the occupiers and a poor standard of residential amenity, with inadequate outlook, daylighting and internal and external space.

03. In the absence of a parking capacity survey (as set out in the newly-amended West Sussex residential parking standards) demonstrating that the total number of parking spaces available either off-street or on-street is sufficient to accommodate the expected number of vehicles attracted by the development, and in the absence of evidence that the necessary contribution would be made to improvements to sustainable transport in the area as required by the West Sussex Revised Parking Standards and Transport Contributions Methodology, the local planning authority is not satisfied that the proposed development would satisfactorily meet the travel demands associated with it and not lead to detriment to highway safety.