Adur District Council

Planning, Regeneration and Wellbeing

Mrs Charlotte Grant
Planning Resolution Ltd
City Temple
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London
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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1657/15

Details of Development
DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF FOUR 4-BEDROOM DETACHED DWELLINGS WITH BASEMENTS, TOGETHER WITH ASSOCIATED LANDSCAPING AND PARKING INCLUDING GARAGES.

Location of Development
36 LESSER FOXHOLES SHOREHAM-BY-SEA WEST SUSSEX BN43 5NT

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 23rd November 2015.

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

G Peck

Gary Peck
Planning Services Manager
08/07/2016

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal by virtue of its scale, design, colour and use of materials, impact upon longer distance views of the site when viewed from the west, and proximity to neighbouring properties (particularly 8 The Paddocks), would adversely impact upon the character of the area and the amenities of neighbouring properties. The proposal therefore conflicts with saved Adur Local Plan Policy AH2 and relevant guidance within the National Planning Policy Framework and Planning Practice Guidance.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting these out in the reason(s) for refusal. Furthermore, Members of the planning committee which took the decision to refuse planning permission have been asked to consider whether there are opportunities to amend the development to address this harm. Where a potential way forward has been identified, this has been communicated to the Applicant. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

02. For avoidance of doubt this refusal relates to the following drawings/plans and supporting documents:-

Drawing Number A100 titled Location Plan - Proposed, date received 15 April 2016
Drawing Number A101 titled Site Plan - Proposed, date received 15 April 2016
Drawing Number A105 titled Plan Rooftop - Proposed, date received 15 April 2016
Drawing Number A208 titled Landscape Plan - Proposed, date received 15 April 2016

Drawing titled Basement Plan - Proposed, date received 10 May 2016
Drawing titled Ground Floor Plan - Proposed, date received 10 May 2016
Drawing titled Plan Level 1 - Proposed, date received 10 May 2016
Drawing titled Plan Level 2 - Proposed, date received 10 May 2016
Drawing titled [South/North] Elevations - Proposed, date received 10 May 2016
Drawing titled [East/West/Garage] Elevations - Proposed, date received 10 May 2016
Drawing titled Sections - Proposed, date received 10 May 2016

Drawing Number ST16089-22 Rev A titled Swept Path Analysis date received 16 May 2016
Drawing Number ST15089-13/01 Rev B titled Swept Path Analysis Sheet 1 of 4 received 16 May 2016
Drawing Number ST15089-13/02 Rev B titled Swept Path Analysis Sheet 2 of 4 received 16 May 2016
Drawing Number ST15089-13/03 Rev B titled Swept Path Analysis Sheet 3 of 4 received 16 May 2016

Drawing Number ST15089-13/04 Rev C titled Swept Path Analysis Sheet 4 of 4 received 16 May 2016

5 x Documents titled Visuals date received 18 May 2016
Document titled Supplement to Design & Access statement date received 10 May 2016
Document titled Visual Representations: Views & Methodology Statement date received 21 April 2016
Document titled Addendum to Design & Access Statement date received 15 April 2016
Document titled Design/Access Statement Part 1/Part 2/Part 3 date received 23 Nov 2015
Document titled Transport Statement date received 23 Nov 2015
Document titled Energy Strategy Part L1A Calculation date received 23 Nov 2015
Document titled Planning Statement and Statement of Community Involvement/Appx.3.1 Public Consultation A3 boards/Appx. 3.1 Public Consultation A1 boards/Appx 3.3 Public Consultation Boards date received 23 Nov 2015

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder or a minor commercial application (shop front), and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000)..

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).