Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0063/12

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

Details of Development
PROPOSED CONVERSION OF EXISTING FIRST FLOOR B1 OFFICES/ANCILLARY A1 STORAGE INTO 2 X SELF CONTAINED STUDIO FLATS, WITH FIRST FLOOR FLAT-ROOFED REAR EXTENSION (OVER EXISTING FLAT-ROOFED REAR PROJECTION), WITH ACCESS TO FIRST FLOOR BIN AND BICYCLE STORE.(7-9 BRUNSWICK ROAD)

Location of Development
FIRST FLOOR 7 BRUNSWICK ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5WA

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 March 2012.

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
26/07/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed conversion of the upper floor from ancillary storage and B1 Office into two studio flats would result in a substandard level of accommodation and would be an overdevelopment of the site, to the detriment of the character of the area and the residential amenities of future occupiers. The proposal is therefore contrary to saved policy AH9 of the Adur District Local Plan and Good Practice Guidance Note 'Internal Space Standards for New Homes'