Planning Appeal

Details of Development: Vehicular Access

Location of Development: 21 Stoney Lane, Shoreham by sea, West Sussex, BN43 6LA

The reasons for my appeal of the Refusal of application no AWDM/1405/19 are as follows:

Refusal was based on the following:

The formation of vehicular access will have an adverse impact upon the character and appearance of the area based on policy 15 of the Adur Local Plan, which states that the development should respect the existing natural features of the site and should make a positive contribution to the sense of place, local character and distinctiveness of and area. It should have safe access to the highway network and not result in harm to highway safety.

My appeal is based on the following facts:

The planning assessment in respect of policy 15 states: The hedging to the front of the properties along this side of the road, does not run as far north to no 21 Stoney Lane. The grassed bank is also less steep here. Consequently, the formation of vehicular access at this point WOULD NOT have a significant visual impact or cause harm to the character of the area. (See exhibit LJW1, LJW2 and LJW3) For this reason, it was considered that the application should be supported, as it would not result in the loss of the hedging, that characterises this stretch of the road.

This directly contradicts the reason for refusal.

Refusal was also based on policy 30 of the Adur Local Plan, which states that green infrastructure will be protected and enhanced. My plans were amended before the decision was made to show a planting strip retained at each side of the garden. Again, this is in direct contrary to the reason for refusal.

In addition, the application was refused, based on the following:

...would make it difficult to resist other similar proposals which cumulatively would be detrimental to the environment of the area. Again, the reasons for refusal directly contradict the following information.

Please find below details of similar developments which have been approved in the immediate area, which are relevant to what I am proposing.

45 Stoney Lane – Application no SU/47/98/TP Approved 11.5.1998

18 Stoney Lane – Application no ADC/0162/09 Approved 19.06.2009

66 Stoney Lane – Application no AWDM/0236/11 Approved 4.8.2011

64 Stoney Lane – Application no AWDM/0617/17 Approved 15.6.2017

76 Stoney Lane – Application no AWDM/0268/18 Approved 24.4.2018

Another factor for you to consider in my appeal, is that I am a disabled driver and receive the higher rate of Disability Living Allowance. This vehicular access is vital for my quality of life. I can supply evidence of my Disabled Parking Blue Badge issued by WSCC and my receipt of Disability Living Allowance.

Attached Documents:

- LJW1,2,3 – Photographs of front of property where proposed vehicular access is sited
- LJW4 – Planning Refusal Letter
- LJW5 – Amended Drawings
- LJW6 – Location Plan