Adur District Council

Development Management

Mr T Cording
54 Westfield Crescent
Brighton
East Sussex
BN1 8JB

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1631/15

Details of Development
ERECTION OF DETACHED BUNGALOW ON NEW PLOT BETWEEN NOS. 28 AND 29 GARDEN CLOSE.

Location of Development
29 GARDEN CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 6BR

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 18th 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
09/02/2016

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The proposal, by reason of the contrived severance of the residential gardens and cramped and intrusively assertive siting of the dwellinghouse, would result in an erosion of openness and space harmful to the distinctive character and appearance of the street, in conflict with Saved Adur Local Plan policy AH2 and allied Development Control Standard No. 2 as well as paragraphs 56-64 of the National Planning Policy Framework

02. The proposal, by reason of the incongruous design of the dwellinghouse with a poor quality of composition, would appear incongruous and discordant with the distinctive appearance of the cluster of buildings in the looped centre of the street, in conflict with Saved Adur Local Plan policy AH2 and allied Development Control Standard No. 2 and paragraphs 56-64 of the National Planning Policy Framework.

03. The proposal, by reason of the shortfall in the outdoor amenity space for future occupiers and existing neighbours fails to satisfy the Council's adopted standards, and would not provide for a standard of garden space adequate to serve their needs, with consequential harm to the living conditions of both future occupiers and existing neighbours in conflict with Saved Adur Local Plan policy AH2 and allied Development Control Standard No. 2 and paragraphs 56-64 of the National Planning Policy Framework.

04. The proposal, by reason of the proximity and scale of the dwellinghouse to neighbouring properties and differing site levels across the application site, would have a harmful effect on the living conditions of both future and existing occupiers by way of adverse overbearing impact, in conflict with Saved Adur Local Plan policy AH2 and allied Development Control Standard No. 2 and paragraphs 56-64 of the National Planning Policy Framework

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 discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

    Drawing titled Proposed Detached bungalow Rev A date received 06-01-2016