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/0964/11

Mr Nathan Mooncie
Turner Associates
19A Wilbury Avenue
Hove
East Sussex
BN3 6HS

Details of Development
Pair of three-bedroom semi-detached dwellinghouses with 2 car parking spaces (at rear of No.26 and accessed from parking area at rear of No's 180B-180H Old Shoreham Road)

Location of Development
26 Roman Road Southwick Brighton West Sussex BN42 4TP

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 22nd November 2011.

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
09/01/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal represents a cramped form of development, with a substandard level of private amenity space and internal bedroom sizes, which is out of character in scale, density and layout with the surrounding area. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan, Development Control Standard No.2 'Space Around New Dwellings and Flats' and 'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010).

02. The proposed development would significantly diminish the garden area and length for the host dwelling at 26 Roman Road and, together with the proximity of the proposed dwellings to the annex extension, would result in harm to the residential amenities of the existing occupiers through overlooking and a loss of privacy. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan and Development Control Standard No.2 'Space Around New Dwellings and Flats'.

03. There is no evidence that the necessary contribution would be made to improvements to sustainable transport to offset the effects of the travel and infrastructure demands generated by the proposed dwellings, as required by the Revised West Sussex Parking Standards and Transport Contributions Methodology.