ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0023/09**

Mr Philip Atkins
DTZ
125 Old Broad Street
London
EC2N 2BQ

Details of Development
PART DEMOLITION (RETAINING CORNER BUILDING NO. 24) AND MIXED USE DEVELOPMENT (FOUR-STOREY BUILDING) TO PROVIDE 10 FLATS (9 TWO-BEDROOM AND 1 THREE-BEDROOM) ABOVE GROUNDFLOOR RETAIL SPACE (SITE INCL.1/1A NEW ROAD) (AMENDED PLANS)

Location of Development
ST MARYS CHURCH HALL 25 EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZD

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 2nd February 2009.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 28th day of July 2009

SCHEDULE

Reasons for Refusal

01. The form, scale and design of the proposed replacement building pays insufficient regard to its context within the setting of the grade 1 listed church of St Mary de Haura and falls significantly short of the design needed both to enhance the Conservation Area and avoid harm to its prevailing character. It consequently does not accord with the relevant policies of the Adur District Local Plan (AB4, AB11).

02. The proposal constitutes overdevelopment of the site and would be detrimental to the residential amenities of the locality on account of lack of amenity space for the proposed flats (other than the top floor flat) and overlooking of nearby properties from windows and roof terraces. It consequently does not accord with policy AH2 of the Adur District Local Plan.

03. There is no evidence that the necessary contributions would be made to improvements to sustainable transport, education, library and fire/rescue service infrastructure to offset the effects of the travel and infrastructure demands generated by the proposed flats as required by the West Sussex Transport Contributions Methodology and policy AG3 of the Adur District Local Plan.