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/0810/13**

Ms Vicky Portwain
18 Southdown Road
Shoreham-By-Sea
West Sussex
BN43 5AN

Details of Development
**DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE STOREY REPLACEMENT BUILDING TO BE USED AS A 1 BED HOLIDAY LET WITH ASSOCIATED PARKING**

Location of Development
**18 SOUTHDOWN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5AN**

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 29th July 2013.

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
23/09/2013

PTO

ADUR DISTRICT COUNCIL
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## SCHEDULE

### Reasons for Refusal

01. The proposed development would result in an intensification of activity in this back garden location with an associated increase in noise and disturbance to the detriment of the residential amenities of neighbouring dwellings. The introduction of self contained holiday accommodation in this location would therefore be inappropriate and out of character with the locality and contrary to saved policies AG1, AB4 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

02. The holiday accommodation to be provided is substandard, resulting in cramped living conditions to the detriment of the future occupiers of the building. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan, the 'Good Practice Guidance Note: Internal Space Standards for New Homes' and the policies 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 determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.