ECE Planning

Appeal Summary Statement of Case.

Appeal Against – Refusal of Planning Permission (AWDM/1189/14).

17 Old Fort Road, Shoreham-by-Sea, West Sussex, BN43 5RL.

October 2014

Project Name:	17 Old Fort Road (Revised Application)
Location	17 Old Fort Road, Shoreham-by-Sea, West Sussex, BN43 5RL
Client:	Pursuit Properties Ltd
File Reference:	5910

Issue	Date	Author	Checked	Notes
PL1	29.10.2014	J Cogan		Planning Issue

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1. Introduction

1.1. This 'Statement of Case' has been produced on behalf of Pursuit Properties Ltd. in support of an Appeal against the refusal by Adur District Council of Full Planning Permission for *'Demolition of existing detached bungalow and erection of single 2 storey 4-bed residential dwelling with roof terrace'* at 17 Old Fort Road, Shoreham-by-Sea, West Sussex, BN43 5RL **(AWDM/1189/14)**.

1.2. This application was refused by Adur District Council's Planning Committee on Monday 29 September 2014. Those reasons given by Arun District Council for the refusal of planning permission are as follow:

> ***'Having regard to the limited area of the site and its relationship to existing residential properties, the proposal, by reason of its size, height and proximity to the bungalow in The Meadway, would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in a loss of privacy and an overbearing effect on existing dwellings contrary to the saved policies of the Adur District Local Plan (AG1 AH2) and the relevant policies of the National Planning Policy Framework.'***

1.3. The proposed development, in support of which this Appeal has been lodged, represents revisions to earlier proposals that sought the residential redevelopment of the Appeal site. Among those previous proposals, an appeal has been lodged simultaneously against the Council's decision to refuse Full Planning Permission for the *'Demolition of existing bungalow and construction of a single two storey 4 bedroom dwelling, associated access, parking and landscaping'* **(AWDM/0707/14)**.

1.1. In turn this previous application represents revisions to an earlier scheme, that sought the *'Demolition of existing bungalow and construction of 2no. semi-detached, 3 storey flat roofed dwelling with front roof terraces and first floor balconies'* **(AWDM/0284/13)**. This earlier scheme was refused by Adur District Council, and later dismissed at appeal **(APP/Y3805/A/13/2202322)**.

2. Summary

2.1. The Appeal scheme has been assessed against all relevant National and local guidance and all other material considerations, and has been found acceptable. The design has evolved with the full guidance and collaboration of Council Officers and was supported fully by the professional Planning Officers of Adur District Council.

2.2. The proposal is considered to provide for the delivery of a replacement family dwelling of the highest architectural quality that, will enhance the visual amenity and character of the local area, without adverse impact on the setting or residential amenity of neighbouring properties.

2.3. The design of the proposal in relation to density, layout, scale, mass, bulk and height has been given careful consideration in relation to the context of the site within Shoreham Beach, and the prevailing architectural style of the area more generally.

2.4. In this regard the proposed dwelling would be at a scale that responds fully the visual mass and form of the existing property and those neighbouring properties in keeping with the scale of the site and locality more generally.

2.5. It is strongly contended that the character of the local area has evolved significantly since the completion of the existing property at 17 Old Fort Road, and therefore the proposal will reflect the new character of the area in regard to size, scale, mass and appearance.

2.6. Overall the proposed dwellings would enhance the visual amenity of the locality, removing the existing poor quality property, and replacing this with a modern family dwelling of the highest architectural quality.

2.7. The proposed replacement dwelling at 17 Old Fort Road is fully compliant with the Council's Supplementary Planning Guidance/Documents on residential development (e.g. space between dwellings).

2.8. The development is considered to be consistent fully with the aims and objectives of both the National Planning Policy Framework and the Adur Local Development Plan.

2.9. The Inspector is therefore respectfully requested to allow this Appeal and grant Full Planning Permission for this development.