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/1395/13

Mr Adrian Burgess
3 Stamp House
Southend Road
Beckenham
Kent
BR3 1SH

Details of Development
EXTENSION TO EXISTING OUTBUILDING IN REAR GARDEN AND CHANGE OF USE TO SELF-CONTAINED ANNEX.

Location of Development
3 SANDOWN ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HB

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 8th November 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
10/12/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal represents a cramped and unacceptable form of development within a residential garden which is out of character in scale, density and layout with the surrounding area and which results in a smaller garden size than that currently enjoyed by the host dwelling and neighbouring dwellings in Sandown Road and will result in a significant risk to the amenities of the neighbouring property at 1 Sandown Road by reason of loss of privacy and undue disturbance. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan.

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. The Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reason for refusal.