Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1090/17

Details of Development
RETENTION OF COMMERCIAL USE AS WORKSHOP, STORAGE AND SALES ON GROUND FLOOR WITH PART CONVERSION OF FIRST FLOOR OF EXISTING BUILDING AND FIRST-FLOOR EXTENSION OVER EXISTING GROUND FLOOR AT REAR TO PROVIDE 3NO. 1-BEDROOM FLATS WITH BALCONIES AT FRONT AND REAR AND ASSOCIATED ALTERATIONS. ERECTION OF COMMERCIAL STORAGE UNIT ON NORTHERN BOUNDARY OF SITE.

Location of Development
80 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5TD

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 18th July 2017.

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

G Peck

Gary Peck
Planning Services Manager
12/09/2017

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed rear extension, by reason of its design, form, scale and appearance, would result in an unsympathetic addition to the building which would detract from the visual amenities of the locality. It would be contrary to the aims of Paragraphs 56-66 of the National Planning Policy Framework, saved policy AG1 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan.

02. The proposed rear extension, by reason of its height and projection beyond the rear of No. 82 Old Shoreham Road, would result in an unneighbourly and overbearing development which would harm the residential amenities of the adjoining occupiers. It would therefore be contrary to saved policy AH2 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan.

03. The submitted Flood Risk Assessment fails to provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development. The application is therefore in conflict with the requirements set out in the relevant Planning Practice Guidance relating to flood risk and policy 37 of the Submission Adur Local Plan.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
PROPOSED FLOOR PLANS	2017/0025-03 Rev C	07.09.2017
PROPOSED ELEVATIONS & SECTION	2017/0025-04 Rev C	07.09.2017
FRA		18.07.2017
LOCATION & SITE PLANS	2016/0025/05 Rev A	18.07.2017
EXISTING FLOOR PLANS	2017/0025-01 Rev A	18.07.2017
EXISTING ELEVATIONS & SECTION	2017/0025-02 Rev A	18.07.2017

02. 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. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).