ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING REFUSAL

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

APPLICATION NUMBER: ADC/0584/08

Mr Robert Foster
1 Adur Drive
Shoreham By Sea
Wet Sussex
BN43 6PN

Details of Development
CONVERSION OF THREE-BEDROOM HOUSE INTO 2 ONE-BEDROOM FLATS WITH EXTERNAL STAIRS AND ENTRANCE DOORS ON SOUTH SIDE

Location of Development
1 ADUR DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PN

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 23rd December 2008.

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 6th day of February 2009

SCHEDULE

Reasons for Refusal

01. The proposal would be contrary to policy AH9 of the Adur District Local Plan which states that, in order to retain an adequate stock of small purpose-built family houses, the conversion of small houses into flats will not be permitted. Having regard to the limited size and type of house involved, its conversion into flats as proposed would give rise to an over-intensive use of the site and an unsatisfactory standard of residential amenity. The external staircase would be out of keeping with the character and appearance of the houses. The proposal would therefore be detrimental to the residential environment of the locality, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH9).