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/0841/12

Mr Matt Parslow
Sawkings and Norton Architecture Ltd
1 The Quarry
Betchworth
Surrey
RH3 7BY

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF 2 NO. LINK ATTACHED CONTEMPORARY STYLE HOUSES WITH 2 PARKING SPACES

Location of Development
25 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 10th July 2012.

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
05/07/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal by virtue of the constrained nature of the site and its resultant design would not comprise a sustainable form of development with its predominantly north facing aspect. In addition, the proposed development as a result of the external steps to the southern elevation would result in an unacceptable degree of overlooking to neighbouring properties. The proposed development therefore conflicts with 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 clearly setting these out in the reason(s) for refusal. Furthermore, Members of the planning committee which took the decision to refuse planning permission have been asked to consider whether there are opportunities to amend the development to address this harm. Where a potential way forward has been identified, this has been communicated to the Applicant. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.