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/0851/12

Mr Nathan Mooncie
Turner Associates
19A Wilbury Avenue
Hove
East Sussex
BN3 6HS

Details of Development
DETACHED 3 BED HOUSE AT REAR OF NO. 26 AND ACCESSED FROM PARKING AREA AT REAR OF NO'S. 180B-180H OLD SHOREHAM ROAD

Location of Development
26 ROMAN ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4TP

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 13th 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
17/08/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal represents an unacceptable form of backland 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 Roman Road and Southwick Street. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan

02. The proposed development would significantly diminish the garden area and length for the host dwelling at 26 Roman Road and, together with the proximity of the proposed dwelling to the annex extension, would result in harm to the residential amenities of the existing occupiers through overlooking and a loss of privacy. The proposal is therefore contrary to saved policy AH2 of the Adur District Local Plan.

03. The proposal does not make adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and does not include adequate space to enable vehicles to turn on the site and so enter and leave the highway in forward gear. The proposal is therefore likely to result in increased parking on the highway and would be detrimental to highway safety.