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/1504/12

Mrs Jane Duncan
Jane Duncan Architects
The Old Warehouse
Chalfont Station Road
Little Chalfont
Amersham
Buckingham
HP7 9PN

Details of Development
THE REDEVELOPMENT OF A GARAGE BLOCK TO PROVIDE TWO RESIDENTIAL UNITS, WITH UNDERCROFT PARKING FOR THREE VEHICLES, CYCLE AND BIN STORAGE.

Location of Development
GARAGE BLOCK BRITANNIA HOUSE HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX

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 20th December 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
14/02/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. Having regard to the limited size, cramped layout, and lack of amenity space for the proposed flats and obstructed outlook from the living room of the one-bedroom flat, it is considered that the proposal would provide a poor standard of living accommodation detrimental to the amenities of future occupants. As such the proposal is considered contrary to saved policy AH2 of the Adur District Local Plan 1996 and Good Practice Guidance Note: Internal Space Standards for New Homes 2010.

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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.