ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

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

APPLICATION NUMBER: ADC/0079/07

Mr Eamonn Campbell
45 Gloucester Street
Brighton
Sussex
BN1 4EW

Details of Development
DEMOLISH GARAGES AT REAR AND ERECT A DETACHED THREE-BEDROOM HOUSE WITH ACCESS TO REAR LANE AND FOOTPATH TO A PARKING SPACE ADJOINING SOUTHDOWN ROAD

Location of Development
LAND TO REAR 12 SOUTHDOWN ROAD 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 16th February 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 30th day of March 2007

SCHEDULE

Reasons for Refusal

01. The site is within an area designated as a Conservation Area and the proposal, by reason of its siting, scale and design, would be detrimental to the visual amenities of the locality and out of keeping with the existing built environment, therefore conflicting with the intention of the Local Planning Authority to preserve or enhance the character and appearance of the area. It is contrary to policies CH4 and DEV1 of the West Sussex Structure Plan and policies AH2 and AB4 ot the Adur District Local Plan.

02. The proposed development would result in increased use of the rear access track which by reason of its excessive length, insufficient width and poor construction is inadequate to serve this development. It is therefore contrary to policies DEV4-5 of the West Sussex Structure Plan and policy AT12 of the Adur District Local Plan.

03. If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the area and result in a substandard layout to the serious detriment of the amenities and environment of the area, contrary to the policies of the West Sussex Structure Plan (CH4, DEV1,) and the Adur District Local Plan (AG1, AB4, AH2).