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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/0680/07

Mr Geoffrey Lawrance
32 Parkside
Shoreham By Sea
West Sussex
BN43 6HA

Details of Development
CONVERSION INTO 3 FLATS (2 TWO-BED AND 1 THREE-BED) WITH EAST SIDE/FRONT EXTENSION AND ENLARGED HIPPED ROOF WITH DORMER WINDOWS IN REAR AND EAST AND WEST SIDES

Location of Development
13 MANOR HALL ROAD SOUTHWICK WEST SUSSEX BN42 4NA

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 19th November 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.

Keith Morgan
Planning Services Manager

Dated this 7th day of January 2008

SCHEDULE

Reasons for Refusal

01. The proposals would be out of keeping in scale and design with the existing dwellings and would be detrimental to the visual amenities and residential environment of the locality and, if permitted, the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings in the road, the cumulative effect of which would be to spoil the character and appearance of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

02. Having regard to the limited size and type of property involved, its conversion into 3 flats would give rise to an over intensive use of the site and an unsatisfactory standard of residential amenity for the occupiers. The proposal would therefore be detrimental to the residential environment of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH9).

03. There is no evidence that the necessary contributions would be made to improvements to sustainable transport to offset the effects of the travel demands generated by the proposed flats as required by the West Sussex Transport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan.