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/0690/07

R J Reynolds Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
DEMOLITION OF CHALET BUNGALOW AND ERECTION OF BLOCK OF 11 FLATS (9 TWO-BED AND 2 ONE-BED) WITH 16 PARKING SPACES SERVED BY NEW ACCESS (OUTLINE WITH LAYOUT AND ACCESS DETAILS) (AMENDED DESCRIPTION)

Location of Development
124 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD

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 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 February 2008

SCHEDULE

Reasons for Refusal

01. The size of the plot is insufficient to accommodate 11 flats without resulting in an excessive size of building and hardsurfaced areas with inadequate external usable amenity space, thereby constituting overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The proposal would constitute an undesirable intensification of residential development at a density which would be out of keeping and incompatible with existing development in the locality and which would be detrimental to the environment, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

03. The proposed building, by reason of its excessive size, would be overbearing and detrimental to the residential amenities of the adjoining property, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

04. The proposal, by reason of the location of the parking area at the rear of the property, adjoining neighbouring rear gardens, would detract from the amenities and quiet enjoyment of nearby residential properties, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1).

05. The increased generation of traffic resulting from the development of the site with 11 flats would add to the hazards of highway users to an unacceptable degree, contrary to the policy of the West Sussex Structure Plan (DEV4).

06. The proposal does not make provision for adequate visibility at the junction of the access with the public highway and would be detrimental to highway safety, contrary to the policy of the West Sussex Structure Plan (DEV4).