Adur District Council

Planning, Regeneration and Wellbeing

Mr Joseph Brayne
96 Brighton Road
Shoreham-By-Sea
West Sussex
BN43 6RH

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1606/14

Details of Development
VEHICULAR CROSSOVER

Location of Development
96 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RH

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 27th November 2014.

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
21/01/2015

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. Owing to the sub-standard depth of the hard-standing parking area the proposal would lead to the potential for vehicles to overhang the public footway to the detriment of pedestrian safety. In addition, the associated removal of the existing front wall and pier would have an adverse impact on the character and appearance of the row of terrace properties to the detriment of the street scene. The proposal would therefore conflict with saved policy AG1 and AH7 of the adopted Adur Local Plan and the NPPF.

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 discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

02. This decision relates to the site location plan received on 27.11.2014 and 'Plan for application supporting provision of off-road parking at 96 Brighton Road Shoreham-by-Sea' received on 18.12.2014.