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/0712/07

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
DETACHED TWO-BEDROOM HOUSE AT REAR

Location of Development
14 ADELAIDE SQUARE SHOREHAM-BY-SEA WEST SUSSEX BN43 6LN

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 23rd 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 14th day of January 2008

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The erection of a dwelling on this 'backland' site to the rear of existing dwellings and without adequate road frontage constitutes a substandard layout of development contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

03. The proposal does not include provision on the site for the parking of vehicles to the standard required by the Local Planning Authority. The proposal would be likely to result in further demand for on-street car parking where demand is already high which is likely to interrupt the free-flow of traffic on a public highway and add to the hazards of highway users (including pedestrians), contrary to the policies of the West Sussex Structure Plan (DEV4-5).

04. The proposed dwelling would have an unacceptable level of amenity in that it would have insufficient daylight due to the size and orientation of the adjoining industrial unit, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).