Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1000/11

Mr Barry Field
Barry Field Architects
7 Queen Square
Brighton
East Sussex
BN1 3FD

Details of Development
AMENDMENT OF ADC/0142/09 TO CONVERT GROUND FLOOR (REAR) FIRST FLOOR AND SECOND FLOOR TO 3 X ONE-BEDROOM FLATS, 1X TWO-BEDROOM FLAT AND 1 X STUDIO FLAT (INSTEAD OF 4 TWO-BEDROOM FLATS) (NO'S 29 AND 31)

Location of Development
29 HIGH STREET 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 28th November 2011.

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
26/01/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The additional flat and subsequent rearrangement of the other flats results in a substandard level of accommodation and is an overdevelopment of the site, to the detriment of the character of the area and the residential amenities of future occupiers. The proposal is therefore contrary to saved policy AH9 of the Adur District Local Plan and Supplementary Planning Guidance comprising Development Control Standard No.4, 'Flat Conversions'.