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/0737/07

Clifford Dann LLP
Albion House
Albion Street
Lewes
East Sussex
BN7 2NF

Details of Development
REDEVELOPMENT WITH 4 ONE-BEDROOM FLATS AND 2 TWO-BEDROOM TOWNHOUSES WITH INTEGRAL GARAGES, WITH ASSOCIATED PARKING FOR FLATS AT NO'S. 44A-D KINGSTON BROADWAY (OUTLINE INCLUDING ACCESS DETAILS)

Location of Development
GARAGE COMPOUND REAR OF KINGSTON BROADWAY HAWKINS ROAD 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 5th December 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 31st day of January 2008

SCHEDULE

Reasons for Refusal

01. Having regard to the limited area of the site and its 'backland' relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, adversely affecting the privacy and quiet enjoyment of the neighbouring rear gardens and representing an over-intensive use of the site out of keeping with the character of the area. It therefore conflicts with policies AG1 and AH2 of the Adur District Local Plan and DEV1 and LOC1 of the West Sussex Structure Plan.

02. The proposal does not incorporate adequate standards of residential amenity for the proposed flats owing to poor layout, poor outlook and insufficient usable amenity space and it therefore conflicts with policies AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.