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/0520/11

Mr Matt Parslow
Sawkings and Norton
1 The Quarry
Betchworth
Surrey
RH3 7BY

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND ERECTION OF 2 DETACHED THREE-BEDROOM CONTEMPORARY-STYLE DWELLINGS WITH 2 PARKING SPACES AT SIDE

Location of Development
25 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 16th August 2011 and subsequently amended by Drawing No's. 100A, 200B, 202C, 203C and 204D (revised version submitted on 30 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
10/01/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed detached dwellinghouses with their raised floor levels and proximity to each other and to boundaries, would be cramped on the site and would cause detriment to the residential environment of the locality including an excessively enclosing effect on the two houses to the south and potential loss of privacy without a tall boundary screen. The development would consequently conflict with the relevant saved policies of the Adur District Local Plan (AG1, AH2).