Adur District Council

Development Management

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0159/15

Mr Adam Cierniak
Anthony
10 Holmbush Close
Shoreham By Sea
West Sussex
BN43 6TT

Details of Development
CHANGE OF USE LAND INTO DOMESTIC CURTILAGE, CONSTRUCTION OF GARDEN SHED/STORAGE AND WOODEN FENCE

Location of Development
LAND BETWEEN 3 - 4 HOLMBUSH CLOSE 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 18th February 2015.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
30/03/2015

PTO

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed change of use to domestic curtilage, and the introduction of visually unsympathetic and intrusive domestic paraphernalia, would result in the loss of an attractive area of amenity land to the detriment of the spacious and open character of the street scene and its landscaped setting. For these reasons, this would fail to accord with objectives of national policy which seeks to achieve both high quality design and development that maintains and improves the local character and distinctiveness, as set out in paragraphs 56 and 64 of the National Planning Policy Framework.

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 via email. 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 refusal relates to the following drawings:-

    Specification sheet titled SHED/STORAGE date valid 18-02-2015
    Drawing titled Floor Plan Garden date valid 18-02-2015
    Drawing titled East View Garden Shed/Storage date valid 18-02-2015
    Drawing titled West View Garden Shed/Storage date valid 18-02-2015
    Drawing titled South View Garden Shed/Storage date valid 18-02-2015
    Drawing titled North View Garden Shed/storage date valid 18-02-2015
    Specification sheet titled CLOSE BOARD FENCE date valid 18-02-2015
    Drawing titled Close Board Fence Front View date valid 18-02-2015