Adur District Council

Planning, Regeneration and Wellbeing

Mr B. A. Hughes
162 Ladysmith Road
Brighton
East Sussex
BN2 4EF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1130/13

Details of Development
DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED ONE AND A HALF STOREY 'GRANNY' APARTMENT

Location of Development
56 SOUTHWICK STREET SOUTHWICK BRIGHTON WEST SUSSEX BN42 4TJ

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 11th September 2013.

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
06/11/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/1130/13

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its incongruous and unsympathetic design, excessive scale, and cramped relationship with adjoining buildings, would be out of character with the established pattern of development in the area to the detriment of local distinctiveness and visual amenities, failing also to preserve or enhance the setting of the adjacent Southwick Conservation Area. As such, the proposal conflicts with Adur Local Plan policies AH2 and AH7 and the planning policies set out in the National Planning Policy Framework.

02. Having regard to its height, size, length, and close proximity to the shared boundary with the neighbouring property No. 54 Southwick Street, the proposed building would be overbearing and would excessively overshadow the neighbouring building to the south of the site, as well as giving rise to an unacceptable degree of overlooking . As such, the proposal conflicts with Adur Local Plan policies AH2 and AH7 and the planning policies set out in 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. 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.