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/1315/14

Mr Philip Cook
10 Amberley Close
Shoreham-By-Sea
West Sussex
BN43 5GY

Details of Development
CHANGE OF USE FROM HIGHWAY VERGE TO PRIVATE GARDEN AND RETENTION OF 1.8M HIGH FEATHER-BOARDED FENCE WITH WOODEN POSTS ON NORTH AND WEST BOUNDARIES (RETROSPECTIVE)

Location of Development
10 AMBERLEY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GY

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 29th September 2014.

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
06/11/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The fence and posts, by reason of their stark appearance and prominent position, detract from the open and verdant character of the locality to the detriment of the visual amenities of the area. The proposed change of use and retention of fencing and posts therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

Informatives / Notes to Applicant

01. This decision relates to the following plans: proposed site location plan and fence photographs received on 29/09/14.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.