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/1030/14

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham-By-Sea
West Sussex
BN43 5WF

Details of Development
DEMOLITION OF EXISTING CHALET BUNGALOW AND CONSTRUCTION OF A PAIR OF LINK DETACHED 2-STOREY HOUSES WITH FRONT BALCONIES.

Location of Development
87 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 25th July 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
29/01/2015

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed dwellings, by reason of their size, height and proximity to the boundary with properties in East Meadway, would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in an overbearing effect on existing dwellings contrary to the saved policies of the Adur District Local Plan (AG1, AH2) and the relevant policies of the National Planning Policy Framework

02. The proposed dwellings are unacceptable in that they do not relate sympathetically in design, form, scale and massing with the existing character of this part of Old Fort Road, to the detriment of the visual amenities and residential environment of the area. The proposal therefore conflicts with saved policies AG1 and AH2 of the Adur District Local Plan and the policies 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. 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:

Drawing No. 01/02 Rev B received 12 January 2015
Drawing No. 04D received 17 September 2014