Adur District Council

Development Management

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0121/16

Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

Details of Development
TWO STOREY DETACHED 2 NO. BEDROOM HOUSE

Location of Development
LAND WEST OF 58 DANKTON GARDENS SOMPTING 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 5th February 2016.

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
24/03/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. The proposed dwelling, by reason of its siting and proximity to the road, would form an unduly prominent feature which would be out of character with the pattern of development in the lane to the detriment of the character of the area. It would therefore conflict with saved policy AH2 of the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework relating to good design and sustainable development.

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. For avoidance of doubt this refusal relates to the following drawings/plans received 5 February 2016:-

    Drawing No 10681-1A
    1:500 Scale Block Plan
    1:1250 Scale Location Plan