Adur District Council

Planning, Regeneration and Wellbeing

Mr Nick Martin
11 Flag Square
Shoreham-By-Sea
West Sussex
BN43 5RZ

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0486/18

Details of Development
OUTBUILDING IN REAR GARDEN TO BE USED AS ANNEXE ACCOMMODATION AND RELOCATION OF GATE IN SIDE WALL AND REPLACEMENT FENCE

Location of Development
11 FLAG SQUARE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RZ

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 April 2018.

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
13/09/2018

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The scale, height and position of the building and its potential future use would have an unneighbourly impact on the living conditions of occupiers of 10 Flag Square by way of an overbearing impact and increased noise and disturbance. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Development Management Standard No. 2 'Extensions and Alterations to Dwellings' and the National Planning Policy Framework.

02. The scale, height and positon of the building would be out of keeping with the pattern of development in the area and would therefore be harmful to local character. The proposal is therefore contrary to policy 15 of the Adur Local Plan, Development Management Standard No. 1 'Space Around Dwellings' and the National Planning Policy Framework.

03. The application fails to include a satisfactory Flood Risk Assessment compliant with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change. It does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development and is also contrary to policy 36 of the Adur Local Plan.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
BLOCK PLAN PROPOSED		20.06.2018
FLOOR PLAN, EAST & WEST ELEVATIONS		20.06.2018
NORTH & SOUTH ELEVATIONS & SOUTH BOUNDARY WALL		20.06.2018
LOCATION PLAN		18.04.2018
FRA		18.04.2018

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. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).