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/1223/13

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

Details of Development
ERECTION OF NEW 2 BED ATTACHED DWELLING WITH ASSOCIATED GARAGE, CAR PARKING AND BIN STORE.

Location of Development
4 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 5LE

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 4th October 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
13/10/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The site lies within Flood Zone 3 defined by the Planning Practice Guide to the National Planning Policy Framework (NPPF) as having a high probability of flooding where, notwithstanding the mitigation measures proposed, the risk to life and property within the development from fluvial inundation would be unacceptable, if the development were to be allowed, specifically (1) by failing to provide a safe means of access and/or egress in the event of flooding and (2) failing to have finished floor levels above the 1 in 200 year flood level, (including an allowance for climate change, and a 300 millimetre freeboard) to prevent internal flooding and to ensure the safety of the development's users for the lifetime of the development. The proposal is therefore contrary to the relevant policies in the National Planning Policy Framework aimed at avoiding flood risk.

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 plans and details:

Phase 1 Flood Risk Assessment Report prepared by Ambiental, dated May 2014 and received 14 May 2014.
Drawing Nos. SH02, SH03, SH04 received 7 March 2014.