Adur District Council

Development Management

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0625/15

Mr Luke Carter
Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
East Sussex
BN1 5PD

Details of Development
ALTERATION AND EXTENSION OF EXISTING BUILDING TO PROVIDE RETAIL SHOP AND STUDIO FLAT ON GROUND FLOOR AND 1 NO. 1 BEDROOM FLAT ON THE FIRST FLOOR AND 1 NO. 1 BEDROOM FLAT ON THE SECOND FLOOR

Location of Development
82 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DB

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 2nd June 2015.

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
03/09/2015

PTO

Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its height, scale, depth, design and bulk, would result in a substantial and overbearing building which would harm the residential amenities of neighbouring occupiers, causing a loss of light, privacy and outlook and an increased sense of enclosure. The proposal is therefore contrary to saved policies AG1and AH2 of the Adur District Local Plan, Supplementary Planning Guidance comprising Development Control Standard No.2 "Space Around New Dwellings and Flats" and the relevant paragraphs of the National Planning Policy Framework relating to 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 reasons for the refusal, approval has not been possible.

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

    Drawing No: 2014/0011-01 Rev C Title: Existing Plans Date received: 9 July 2015
    Drawing No: 2014/0011-03 Rev A Title: Existing Elevations Date received: 9 July 2015
    Drawing No: 2014/0011-02 rev H Title: Proposed Plans Date received: 24 July 2015
    Drawing No: 2014/0011-04 rev H Title: Proposed Elevations Date received: 24 July 2015