ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0474/08

Mr Richard Atkinson
RJCA Architects
Lime Kiln Barn
Colworth
Chichester
West Sussex
PO20 2DS

Details of Development
TERRACE OF THREE (TWO BEDROOM) COTTAGES (FRONTING THE MARTLETS)

Location of Development
MEADOWCROFT REST HOME 30 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UB

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 17th October 2008.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 26th day of November 2008

SCHEDULE

Reasons for Refusal

01. Having regard to the limited area of the site and its relationship to The Meadowcroft Care home to the rear, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the care home residents, resulting in loss of privacy and an overbearing effect which would conflict with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

02. The proposed development, by reason of its excessive size, its terraced form and its proximity to the highway, would be out of keeping in scale and design with the existing dwellings in The Martlets and would be detrimental to the visual amenities and residential environment of the locality, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).