Adur District Council

Planning, Regeneration and Wellbeing

Mr Liam Russell
Liam Russell Architects Ltd
3 Broad Reach Mews
Ropetackle
Shoreham-by-Sea
West Sussex
BN43 5EY

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1102/11

Details of Development
DEMOLITION OF THE EXISTING CHALET BUNGALOW AND THE ERECTION OF 6 TWO BEDROOM AND 1 THREE BEDROOM FLATS WITH 9 SEMI-UNDER-GROUND CAR PARKING SPACES, CYCLE STORE AND NEW GARAGE TO NO. 1 BEACH ROAD

Location of Development
25 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YG

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 June 2012.

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
12/12/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. By reason of its size, siting, scale, massing, height, raised floor levels and design, the proposed development would represent an excessive overdevelopment of the site which would be poorly related in visual terms to the character of existing development and would appear unduly dominant and intrusive within the streetscene and would detract unacceptably from the amenities of the neighbouring property to the east, 21 Beach Green. It would therefore conflict with saved policies AG1 and AH2 of the Adur District Local Plan and policies CC1, CC6 and BE1 of the South East Plan.

02. The proposal fails to meet the Exception Test required by the NPPF in that it fails to demonstrate that the development would be safe from flood risk and would expose the occupiers of the ground-floor flat units to a high risk of inundation of flood water without safe dry refuge.

03. No evidence has been provided that the necessary contribution would be made to improvements to sustainable transport to help offset the effects of the travel and associated infrastructure demands generated by the proposed development as required by the West Sussex Revised Parking Standards and Transport Contributions Methodology.