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/0864/13

Mr Tim Rodway
Rodway Planning Consultancy
9 Riverside
Shoreham-By-Sea
West Sussex
BN43 5RU

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 NO. SEMI-DETACHED 2 STOREY DWELLINGS WITH ROOF ROOM FRONT ROOF TERRACE AND FRONT 1ST FLOOR BALCONIES

Location of Development
39 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RL

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 22nd July 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
04/10/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that it does not relate sympathetically in design, form, scale and massing with the existing character of the locality and, cumulatively, developments of this form and scale are eroding the original character of the area to the detriment of the visual amenities and residential environment of the area. It therefore conflicts with saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning policy Framework.

02. Having regard to the limited area of the site and its relationship to existing residential properties in The Meadway, the proposal, by reason of its size, height and massing, would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in loss of light and an overbearing effect on existing dwellings contrary to the saved policies of the Adur District Plan (AG1, AH2) and the policies of the National Planning Policy Framework.