Adur District Council

Planning, Regeneration and Wellbeing

Application Number: AWDM/1379/12
TOWN AND COUNTRY PLANNING ACT, 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT, 1990

R J Reynolds
R J Reynolds Architectural Services
82 Greenacres
Shoreham-by-Sea
West Sussex
BN42 5XL

In pursuance of their powers under the above-mentioned Acts, the Council hereby REFUSE to grant Conservation Area Consent for the following works:

Renewal of extant planning permission ADC/0379/09 for change of use and conversion of first floor offices to 3 flats (2 one-bedroom and one bedsitting room) with first floor rear extension and external balustrading and stairs to rear car park

32 High Street Shoreham-By-Sea West Sussex BN43 5DA

as shown on Drawings 1654.P1C; 1654.P2B and 1654.P3C and Application Number AWDM/1379/12 submitted to the Council on 12/11/2012. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
11/03/2013

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ADUR DISTRICT COUNCIL

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Ref: AWDM/1379/12

SCHEDULE

Reasons for Refusal

01. The proposed development would provide an unacceptable standard of residential accommodation, particularly for the future occupiers of the bedsit flat, owing to the limited space and poor internal layout, and failure to demonstrate how the effects of road traffic noise and poor air quality could be addressed to provide a satisfactory living environment. It is therefore contrary to saved policy AH2 of the Adur District Local Plan and the NPPF.

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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.