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/0286/13

Mr Mark Davidson
Hunter Davidson Design
125 Freshfield Road
Brighton
East Sussex
BN2 0BR

Details of Development
ERECTION OF SINGLE STOREY DWELLING TO REAR OF 13 VICTORIA ROAD

Location of Development
13 VICTORIA ROAD SOUTHWICK WEST SUSSEX

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 7th March 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
13/06/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. Owing to the limited space available the proposal represents an overdevelopment of this restricted site by reason of its scale, congested layout and excessive plot coverage, giving rise to an inappropriate form of 'backland' development, which when combined with associated activity would be detrimental to the residential amenities of the occupiers of the adjacent dwellings and the environmental character of the area. It is therefore contrary to saved policy AH2 of the Adur District Local Plan.

02. By reason of its cramped layout and constrained outlook the proposed 'backland' development would provide an unacceptably poor standard of living accommodation for future occupiers contrary to saved policy AH2 of the Adur District Local Plan.

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 clearly setting these out in the reason(s) for refusal.