

**REFUSAL OF PERMISSION**

**Town and Country Planning Acts**

**Application Number:** HS/FA/08/00625      **File Number:** BR20136T

**Applicant:** Exit Asset Management

**Address:**  
J Hollingsworth Site, 138 Braybrooke Road, Hastings, TN34 1TH

**Description:**  
Residential Development comprising 88 flats, parking, landscaping, community facility and open space.

In pursuance of its powers under the Town and Country Planning Acts, and all other powers, the Council hereby REFUSES to permit the development described in the Plans and Application specified above, for the following reason:-

1. The proposed development of 88 flats, by reason of its size and bulk, siting and design fails to demonstrate sensitive integration into the existing urban form and will appear unduly dominant on the skyline and overbearing in the street along Braybrooke Road. As such the proposal is in conflict with Policies DG1 (b) and (c), DG7 (a) and (b) of the Hastings Local Plan 2004 which state:

POLICY DG1 - Development Form

*"In determining planning applications, the Council will have regard to the following considerations:*

*...(b) Sympathy with the appearance and character of the area and suitability in scale, massing, design, appearance, materials, layout and siting, both in itself and in relation to nearby buildings (including parts of buildings), spaces and views;*

*(c) Respect for site levels and characteristics, potential for development and inclusion of good quality hard and soft landscaping, including the retention of trees or other features of importance;..."*

POLICY DG7 - High or Visually Prominent Buildings

*"Development involving high or visually prominent buildings will only be permitted where it meets the following criteria:*

- (a) *It will maintain or enhance the visual quality of the surrounding area;*
- (b) *It will not harm a Conservation Area or areas of high landscape value;..."*

Dated: 25 June 2009

To: Stiles Harold Williams  
69 Park Lane  
Croydon  
Surrey  
CR0 1BY

  
Borough Planning Officer

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