

REFUSAL OF PERMISSION

Town and Country Planning Acts

Borough Planning Officer
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Application Number: HS/FA/08/00329 **File Number:** BR20133V
Drawing No. 07.870/001A; 002A; 003A
Applicant: Ms Norton

Address:
133 Braybrooke Road, Hastings, TN34 1TQ

Description:
Proposed dwelling

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 would have a poor relationship with existing properties to the sides and rear. It would be out of character and inappropriate in the general street scene by reason of the small size and configuration of the site, and would create an undesirable precedent for the development of similar sites nearby. The development therefore conflicts with Policy DG1(b) and (c) of the Hastings Local Plan 2004, which states :-

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;

Dated: 18 July 2008

To: RDP Architects
14 Cross Street
St. Leonards-on-Sea
East Sussex
TN37 6DP


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