Adur District Council

Planning, Regeneration and Wellbeing

Mr Stephen Jupp
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# PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010**

**APPLICATION NUMBER: AWDM/1056/13**

Details of Development
**ERECTION OF DETACHED 2 STOREY BUILDING AT REAR TO PROVIDE 2 X ONE BEDROOM FLATS (RE-SUBMISSION OF AWDM/0713/13).**

Location of Development
**YORKE LODGE 47 - 51 SOUTH STREET LANCING 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 23rd August 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
23/10/2013

ADUR DISTRICT COUNCIL
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# SCHEDULE

## Reasons for Refusal

01. The proposed development represents an unacceptable overdevelopment of this site which by reason of its size, siting, scale and form would be poorly related in visual terms to the frontage building, appearing congested in relation to neighbouring buildings and intrusive within the street scene, would provide a poor standard of living environment for future occupiers and would detract unacceptably from the residential amenities of the occupiers of the existing building. The development 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 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.