ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0486/10**

Mr Guy Walker
Amos Architecture and Design
2 The Canvas House
25 Queen Elizabeth Street
London
SE1 2NL

Details of Development
THREE-BEDROOM DETACHED HOUSE AT REAR (FACING FIRST AVENUE) (42 AND 44 CRABTREE LANE)

Location of Development
42 CRABTREE LANE LANCING WEST SUSSEX BN15 9PQ

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 15th December 2010.

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

Dated this 17th day of February 2011

SCHEDULE

Reasons for Refusal

01. The group of 4 trees subject to Tree Preservation Order on the site are an important feature of the locality and the removal of 2 of these trees to build the proposed house would be detrimental to the visual amenities and character of the area and conflict with the policies of the ADLP (AG1, AB23, AB25).

02. Having regard to the close proximity of the remaining 2 trees to the proposed house, resulting in overshadowing and other detriment to residential amenity, the remaining 2 trees would be under future threat of removal or substantial reduction in a manner that would spoil their appearance. This would pose further risk of detriment to the visual amenities of the locality and the site is concluded to be of insufficient size to accommodate the proposed house in a satisfactory manner that would meet the requirements of policies AG1, AH2, AB23 and AB25 of the Adur District Local Plan.