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/0357/10**

Dr Giles LLoyd
Architecture Direct
10 Great Russell Street
London
WC1B 3BQ

Details of Development
THREE-STOREY FLAT-ROOFED HOUSE (WITH TWO BEDROOMS, INTEGRAL GARAGE AND ROOF TERRACE)

Location of Development
CAR PARK OPPOSITE 1 - 3 SHIP STREET SHOREHAM-BY-SEA 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 18th October 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 13th day of December 2010

SCHEDULE

Reasons for Refusal

01. The proposed house, by reason of its design, height, scale and massing, would be detrimental to the streetscene and the character of the Conservation Area, contrary to policies AB4 and AH2 of the Adur District Local Plan.

02. The proposed house, by reason of its height, form and proximity to the existing houses to the rear (north east) and opposite (north west), would result in an overbearing effect and be detrimental to the residential amenities of the locality, contrary to policy AH2 of the Adur District Local Plan. It would also have a similar effect on the office block opposite and adversely affect the occupiers of that building.

03. There is no evidence that the necessary contribution would be made to improvements to sustainable transport to help offset the effects of travel demands generated by the proposed house as required by the West Sussex Revised Parking Standards and Transport Contributions Methodology.