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/0338/09**

Mr Simon Atkins
A B I R Architects
3c Wilbury Grove
Hove
East Sussex
BN3 3JQ

Details of Development
NEW TWO/THREE-BEDROOM DWELLING ('ECO-HOUSE') AT REAR (FRONTING TOTTINGTON WAY) INCORPORATING EXISTING GARAGE STRUCTURE

Location of Development
22 DOWNSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 6HG

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 17th September 2009.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 10th day of November 2009

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot, the scale of the development and its relationship to existing properties are incompatible with existing development in the area and the proposal constitutes overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the Adur District Local Plan (AG1, AH2).

02. The proposal would result in a reduction of amenity space at 22 Downside to an unacceptable standard which would be detrimental to the residential amenities of the existing dwelling and therefore contrary to policies AG1 and AH2 of the Adur District Local Plan.