ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING REFUSAL

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

APPLICATION NUMBER: ADC/0293/07

PRP Architects
7 The Green
Hove
East Sussex
BN3 6TH

Details of Development
3 TERRACED TOWNHOUSES WITH INTEGRAL GARAGES

Location of Development
78 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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 16th May 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 9th day of July 2007

SCHEDULE

Reasons for Refusal

01. The proposal, with particular reference to the design and form of the roof, would result in an ill-proportioned and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to result in standing vehicles which would interrupt the free flow of traffic on the public highway and add to the hazards of highway users, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

03. The accesses are substandard and inadequate to serve the proposed development by reason of inadequate width and limited visibility and, in the absence of a Stage 1 Safety Audit, the proposed development is contrary to policy DEV4 of the West Sussex Structure Plan 2001-2016 and policy AT12 of the Adur District Local Plan.