Adur District Council

Planning, Regeneration and Wellbeing

Mr Paul Harvey
33 Manor Road
Lancing
West Sussex
BN15 0PH

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0561/12

Details of Development
SINGLE STOREY OUTBUILDING ONTO FIRST AVENUE

Location of Development
33 MANOR ROAD LANCING WEST SUSSEX BN15 0PH

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 1st May 2012.

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
21/02/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0561/12

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its unduly prominent forward location, considerable bulk, and poor design, would constitute a highly unsympathetic and obtrusive form and scale of development that would be harmful to the established rhythmic and spacious character and appearance of the street. It would therefore conflict with the South East Plan policies BE1, CC1, CC6, and saved Adur Local Plan policies AG1 and AH7

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 discussing those with the Applicant by telephone and email. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.