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/0296/09**

Mr Keith Lawton
KEL Commercial Ltd
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

Details of Development
ENLARGED REPLACEMENT SINGLE-STOREY EAST SIDE/REAR EXTENSION TO PROVIDE ENLARGED DINING ROOM AND BEDROOMS WITH ENSUITE FACILITIES (INCREASING TOTAL NUMBER OF BEDROOMS FROM 19 TO 21)

Location of Development
58 ROSSLYN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6WP

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 31st July 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 22nd day of September 2009

SCHEDULE

Reasons for Refusal

01. The proposed extension would, by reason of its unsympathetic design, be out of keeping in appearance with the original building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the Adur District Local Plan (AG1, AH10 and AH7).

02. The proposed extension, by reason of its excessive size and unneighbourly siting would be detrimental to the residential amenities of No's 16 and 17 Rosslyn Avenue, causing loss of outlook and an overbearing and enclosing effect, contrary to policies AH10 and AH7 of the Adur District Local Plan.