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/0219/09**

Mr James Breckell
James Breckell Architects
53 Tower Point
44 North Road
Brighton
East Sussex
BN1 1YR

Details of Development
DEMOLITION OF BUNGALOW AND REDEVELOPMENT OF SITE TO PROVIDE 5 NO. TWO-BEDROOM TERRACED HOUSES, AT REAR AND 1 NO. ONE-BEDROOM FLAT AND 1 NO. TWO-BEDROOM FLAT IN NEW TWO STOREY BUILDING AT FRONT

Location of Development
27 PENHILL ROAD LANCING WEST SUSSEX BN15 8HA

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 13th 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 19th day of August 2009

SCHEDULE

Reasons for Refusal

01. The proposals constitute overdevelopment of this largely 'backland' site at an excessive density with insufficient amenity space for the proposed terrace of houses and unacceptably close proximity of the terrace and parking spaces to the site boundaries. Consequently, the proposed development would be overbearing on neighbouring dwellings and out of keeping with their character. It would lead to unacceptable detraction from the residential amenities and environment of the locality, contrary to policy AH2 of the Adur District Local Plan. It would also be liable to sterilise the potential development of the land to the east.