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/0316/07

Mr Guy Walker
4 Strathblaine Road
London
SW11 1RJ

Details of Development
ENLARGEMENT OF EXISTING BUILDING (OFFICE/STORE)(WITH FIRST FLOOR REAR EXTENSION, FRONT DORMER AND ROOMS IN THE ROOF, REAR ROOF TERRACE) FOR USE AS 3 SELF CONTAINED RESIDENTIAL UNITS (1 X 1 BED MAISONETTE, 1 X 2 BED MAISONETTE AND 1 X 1 BED GROUND FLOOR FLAT)

Location of Development
32 ROBERTS ROAD LANCING WEST SUSSEX BN15 8AR

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 24th 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 16th day of July 2007

SCHEDULE

Reasons for Refusal

01. The proposed development, by reason of its excessive size projecting at first-floor level beyond the rear of the attached house, would be overbearing and detrimental to the residential amenities of the adjoining property, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (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 increase the pressure for on-street parking in an area where insufficient space is available, with resultant detriment to highway safety and obstruction of the flow of traffic, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).