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/0447/08

Mr Terry Rickards
TVR Designs
39 The Gardens
Southwick
West Sussex
BN42 4AP

Details of Development
THREE-STOREY FLAT-ROOFED HOUSE (WITH TWO-BEDROOMS, INTEGRAL GARAGE AND ROOF TERRACE)

Location of Development
CAR PARK OPPOSITE 1 - 3 SHIP STREET SHOREHAM-BY-SEA WEST SUSSEX

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 9th October 2008.

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 6th day of March 2009

SCHEDULE

Reasons for Refusal

01. The proposed house, by reason of its design, height, scale and massing, would be detrimental to the streetscene and the character of the Conservation Area, contrary to policies AB4 of the Adur District Local Plan and CH4 and DEV1 of the West Sussex Structure Plan).

02. The proposed house, by reason of its height, form and proximity to the existing houses to the rear (north east), would result in an overbearing effect and be detrimental to the residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).