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/0323/09**

Mr Matthew Tarran
Just Plans
47a The Martletts
Burgess Hill
West Sussex
RH15 9NN

Details of Development
FLAT-ROOFED TWO-STOREY EAST SIDE EXTENSION

Location of Development
81 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 14th August 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

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its large size and unsympathetic design, would be out of keeping in scale and appearance with the existing 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, AH7).

02. The proposed extension, by reason of its large size and unneighbourly design and siting, would be detrimental to the residential amenities of the locality, resulting in loss of privacy and an overbearing effect on the adjoining property, contrary to the policies of the Adur District Local Plan (AH7).