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/0098/10**

Mr Hugh Dennis
Urban View
Studio 1
48 Osmond Road
Hove
East Sussex
BN3 1TD

Details of Development
DEMOLISH EXISTING HOUSE AND ERECT 4 FOUR-BEDROOM HOUSES (EACH WITH REAR BALCONIES AND 2 PARKING SPACES)

Location of Development
OVERSTRAND SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 26th March 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 28th day of April 2010

SCHEDULE

Reasons for Refusal

01. Shopsdam Road is unsatisfactory to serve the amount of development proposed by reason of its inadequate width and very poor construction, and the proposal would be likely to generate significant additional vehicular traffic that would lead to conflict with and detriment to the safety of pedestrians and other users of this public right of way.

02. The proposal would be overdevelopment of the site at a density out of keeping with the character of the area and would result in unsatisfactory standards of amenity by reason of the deficient amount of external amenity space for the new dwellings, contrary to the policies of the Adur District Local Plan (AG1, AH2) and the South East Plan (CC6, BE1, SCT1).

03. Having regard to the limited area of the site and the relationship of the proposed northernmost house to the adjacent dwelling 'The Old Lifeboat House', the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of 'The Old Lifeboat House', resulting in loss of light, loss of privacy and an overbearing effect, and conflicting with the policies of the Adur District Local Plan (AG1, AH2).