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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/0338/07

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
SIDE AND REAR EXTENSIONS AND CONVERSION TO TWO FLATS

Location of Development
14 CROFT AVENUE SOUTHWICK WEST SUSSEX BN42 4AB

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 6th June 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 31st day of July 2007

SCHEDULE

Reasons for Refusal

01. The conversion of this purpose-built small family house into a flat and a maisonette would be out of keeping with the character of the locality and result in accommodation which would not have adequate standards of residential amenity in terms of the lack of outside amenity space for the upper maisonette.

02. The proposed extensions, by reason of their size, position and unsympathetic design, would be out of keeping with the existing houses and would detract to an unacceptable extent from the visual amenities and residential environment of the locality.

03. In the absence of a plan showing the proposed parking arrangements for cars and cycles and in the absence of a Section 106 Obligation undertaking to make a contribution to the improvement of sustainable transport in the area under the adopted Transport Contributions Methodology , the Local Planning Authority is not satisfied that the proposals meet the requirements of policies AT12 of the Adur District Local Plan, DEV3-5 of the West Sussex Structure Plan or T3 of the Adur Development Plan Submission Core Strategy.