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/0048/09**

Mr Roger Fagg
Roger Fagg Architects Ltd
14c Fourth Avenue
Hove
East Sussex
BN3 2PH

Details of Development
ONE-BEDROOM DETACHED SINGLE-STOREY 'GRANNY' ANNEX WITH ATTACHED GARAGE (FRONTING OLDFIELD CRESCENT)

Location of Development
79 THE GREEN SOUTHWICK BRIGHTON WEST SUSSEX BN42 4FX

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 5th February 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

Dated this 27th day of April 2009

SCHEDULE

Reasons for Refusal

01. The siting, scale, design and construction materials of the proposed building would result in a development which is harmful to the character and appearance of the surrounding built environment and Conservation Area. The proposal would not be of a standard compatible with the existing development in the area and would constitute overdevelopment. The proposal would therefore be contrary to the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AG1, AH7, AB4).