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/0695/07

Scandia-Hus Ltd
Courtfield
Cranston Road
East Grinstead
West Sussex
RH19 3YU

Details of Development
EXTENSIONS TO WEST SIDE AND FRONT (SOUTH-EAST) OF NEW BUNGALOW (NO.8A) (WITH FELLING OF TREE SUBJECT TO TPO)

Location of Development
8A PARKSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 6HA

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 16th November 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.

Keith Morgan
Planning Services Manager

Dated this 10th day of January 2008

SCHEDULE

Reasons for Refusal

01. The proposed southern extension, because it necessitates the loss of the horse chestnut tree subject to TPO, would be detrimental to the visual amenities and character of the area and would conflict with policy AB25 of the Adur District Local Plan requiring the retention of existing trees and with the objectives of policies CH1 and DEV1 of the West Sussex Structure Plan which require high quality development and protection of the character of settlements.

02. The proposed enlargement would result in a dwelling of excessive size for this 'backland' site and would detract from the amenities and quiet enjoyment of nearby residential properties and be detrimental to and out of keeping with the character of the locality, having regard to the location to the rear of surrounding dwellings, contrary to policies AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.