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/0109/08

A J Salter And Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Details of Development
DEMOLISH EXISTING GARAGE AND REPLACE WITH THREE-STOREY BUILDING TO PROVIDE GARAGE, GAMESROOM AND SELF-CONTAINED TWO-BEDROOM FLAT WITH LINK TO EXISTING BUILDING

Location of Development
WESTCROFT WEST STREET SOMPTING LANCING WEST SUSSEX

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 21st February 2008.

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 9th day of April 2008

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its scale, height and design would form a dominant and incongruous building which would be harmful to the character and appearance of the Conservation Area, contrary to policies AB4 and AH7 of the Adur District Local Plan and policies CH4 and DEV1 of the West Sussex Structure Plan.

02. The proposed building, by reason of its height, position and proximity to the boundary, would result in an overbearing form of development which would cause a loss of light and outlook for the occupiers of 3 Rooksacre Cottage to the detriment of their residential amenities, contrary to policy AH7 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.

03. The proposal is tantamount to the creation of a new dwelling within the countryside, consolidating the existing group of buildings to the detriment of the character of the area and the integrity of the Strategic Gap, contrary to policies AC1 and AC4 of the Adur District Local Plan and policies LOC2 and CH3 of the West Sussex Structure Plan.