ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0137/10**

Mr Stuart Wickham
SDR Designs
14 Batemans Road
Woodingdean
Brighton
East Sussex
BN2 6RD

Details of Development
ERECTION OF DETACHED 2/3 BEDROOM BUNGALOW AT REAR OFF 91 GRINSTEAD LANE (WITH ACCESS FROM ACCESS ROAD OFF SHADWELLS COURT)

Location of Development
91 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DT

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 22nd June 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 2nd day of August 2010

SCHEDULE

Reasons for Refusal

01. The erection of a dwelling on this backland garden site to the rear of the existing dwellings would be out of keeping with and detrimental to the environmental character of the locality and, if permitted, would make it difficult for the Local Planning Authority to prevent similar development, the cumulative effect of which would detract seriously from the character of the area. It would therefore conflict with the policies of the Adur District Local Plan (AG1, AH2) and PPS3.

02. Until a section 106 obligation is completed, there is insufficient evidence that the necessary contributions would be made to improvements to sustainable transport in the area to offset the effects of the travel demands generated by the proposed dwelling, as required by the West Sussex Transport Contributions Methodology, and by policy AG3 of the Adur District Local Plan.