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/0765/07

Mr B Nobakhsh
6 Alacia Court
Herbert Road
Brighton
BN1 6PB

Details of Development
REAR ROOF TERRACE (RETROSPECTIVE)

Location of Development
36 DOWNLAND AVENUE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RG

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 14th December 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 25th day of January 2008

SCHEDULE

Reasons for Refusal

01. Having regard to the relationship of the roof terrace to existing residential properties, it gives rise to an unneighbourly impact, resulting in a loss of privacy and an overbearing effect on existing dwellings, and conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

02. If permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities and environment of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).