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/0769/07

Mr C Vener BSc (Hons) MRCIS
Focal Building Plans And Surveys
Fishersmans Cottage
48 West Street
Shoreham By Sea
West Sussex
BN43 5WG

Details of Development
TWO-STOREY REAR EXTENSION TO CREATE SELF-CONTAINED ANNEX (WITH NEW SIDE DOOR AND WINDOWS IN EXISTING HOUSE)

Location of Development
11 CARISBROOKE CLOSE LANCING WEST SUSSEX BN15 0HF

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 18th 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 5th day of February 2008

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its excessive size and proximity to the side boundary, would be wholly out of keeping in scale with the existing buildings and would detract to an unacceptable extent from the visual amenities of the locality and thereby conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. The proposal, by reason of its excessive size, would be overbearing and detrimental to the residential amenities of the adjoining property, thereby conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).