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/0780/07

Mr Justin Clements
17 Market Road
Battle
East Sussex
TN33 0XA

Details of Development
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2 SEMI-DETACHED HOUSES (WITH FRONT BALCONIES) AND 2 PARKING SPACES AT SIDE

Location of Development
25 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 20th 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 7th day of February 2008

SCHEDULE

Reasons for Refusal

01. The proposed houses, by reason of their size and proximity to the neighbouring dwellings, would be excessively cramped on the site and cause an excessively enclosing effect on the houses to the south, thereby resulting in detriment to the residential environment. The development would consequently conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and the West Sussex Structure Plan (LOC1, DEV1).