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/0127/07

A W Rogers
40 Dawn Crescent
Upper Beeding
Steyning
BN44 3WH

Details of Development
GROUND FLOOR SIDE EXTENSION AND CONVERSION OF DWELLING TO 2 TWO-BEDROOM FLATS

Location of Development
14 CROFT AVENUE SOUTHWICK WEST SUSSEX BN42 4AB

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 2nd March 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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 12th day of April 2007

SCHEDULE

Reasons for Refusal

01. The conversion of this purpose-built family house into flats would be out of keeping with the character of the locality and result in accommodation which would not have adequate standards of residential amenity in terms of outside amenity space for the upper maisonette and bathroom space for the ground floor flat, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1 and AH9).

02. The proposed extension, by reason of its large size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1 and AH7).