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/0381/07

Roy C King FRICS
361 Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5NB

Details of Development
DEMOLITION OF MEETING HALL AND ERECTION OF TWO 3 BEDROOM HOUSES AND THREE 2 BEDROOM HOUSES

Location of Development
BRETHERENS MEETING ROOM EAST OF FIRST AVENUE LANCING WEST SUSSEX

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 6th July 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 22nd day of August 2007

SCHEDULE

Reasons for Refusal

01. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to result in standing vehicles which would interrupt the free flow of traffic on the public highway and add to the hazards of highway users, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

02. The size and shape of the plot and its relationship to existing properties and to the proposed dwelling on the adjoining land under ref ADC/356/06/TP would not enable development of a standard compatible with existing development in the area and in consequence the proposal would constitute overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

03. Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in loss of privacy and an overbearing effect on existing dwellings and the proposed dwelling approved under ADC/356/06/TP, conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

04. The proposal does not include adequate provision on the site for the turning of a refuse/recycling collection vehicle in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to lead to conditions detrimental to highway safety and residential amenity contrary to the policies of the West Sussex Structure Plan (DEV 4-5, DEV1) and the Adur District Local Plan (AH2, AT12).