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/0134/08

Mr Geoffrey Powell
32 Parkside
Shoreham By Sea
West Sussex
BN43 6HA

Details of Development
DOUBLE GARAGE AND NEW VEHICULAR ACCESS ONTO UPPER SHOREHAM ROAD (EXISTING ACCESSES STOPPED UP)

Location of Development
53 PARK AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PG

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 7th March 2008.

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 29th day of April 2008

SCHEDULE

Reasons for Refusal

01. The proposed garage would be an obtrusive and incongruous feature out of keeping in terms of scale and its siting forward of the main dwelling adjacent to the road, to the detriment of the visual amenities of the locality and, if permitted, the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings in the road, the cumulative effect of which would be to spoil the character and appearance of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)