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/0140/07**

Mr Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
DETACHED CHALET-STYLE BUNGALOW

Location of Development
5 HILLBARN PARADE UPPER BRIGHTON ROAD SOMPTING 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 12th 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 1st day of May 2007

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot and its relationship to existing properties would not permit 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).

02. The proposed dwelling would be exposed to excessive levels of traffic noise and poor air quality which would be detrimental to the future occupiers of the dwelling and would be contrary to policy AH2 of the Adur District Local Plan.

03. The proposal would be detrimental to highway safety in that it does not provide for an adequate length of hardstanding to enable a vehicle to park clear of the back edge of the footway, contrary to policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).