Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1141/12

Mr Andrew Parker
Andrew Parker Architecture
Milford
45 Wheatley Lane Road
Barrowland
Lancashire
BB9 6QP

Details of Development
DEMOLITION OF EXISTING BUNGALOW/GARAGE/GREENHOUSE, ERECTION OF 2 STOREY REPLACEMENT DWELLING AND SINGLE STOREY GARAGE

Location of Development
117 GREENWAYS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6HR

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 18th September 2012.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
19/11/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed replacement dwelling by virtue of its size, scale, height and design would be unduly dominant in the street scene and thus fail to reflect the character of surrounding development therefore adversely affecting the visual character of the area and in addition to the above factors, by virtue of its depth to the rear would also adversely affect the amenities of neighbouring properties. The proposal therefore fails to comply guidance contained within the National Planning Policy Framework and saved policies AH2 and AH7 of the Adur Local Plan 1996.