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/0095/09**

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

Details of Development
DEMOLITION OF MEETING HALL AND ERECTION OF 2 SEMI-DETACHED BUNGALOWS AND ONE DETACHED CHALET BUNGALOW (OUTLINE INCLUDING ACCESS AND LAYOUT DETAILS)

Location of Development
BRETHRENS' 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 May 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 24th day of June 2009

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot and its relationship to existing dwellings 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 Adur District Local Plan (AG1, AH2).

02. Having regard to the limited area and shape 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, conflicting with policy AH2 of the Adur District Local Plan.