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/0411/08**

Ms Victoria Austin
Helyer Design
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

Details of Development
**ONE-BEDROOM DWELLING (ATTACHING TO SIDES OF NO'S 57 AND 61) ON ACCESSWAY**

Location of Development
**59 PENHILL ROAD LANCING WEST SUSSEX BN15 8HB**

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 11th September 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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 29th day of October 2008

## SCHEDULE

**Reasons for Refusal**

01. The proposed dwellinghouse would be detrimental to the streetscene by reason of its excessively cramped appearance and by reason of its design which would appear incongruous with the neighbouring buildings to which it would be attached, contrary to policies AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

02. The proposed dwellinghouse would be of insufficient size to provide satisfactory living conditions for the occupant(s) and would result in loss of light and outlook to the attached house (No.57), and would consequently be detrimental to the residential amenities of the locality, contrary to policies AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.