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/0678/12

Mr Hugh Dennis
Urban View
Studio 1
48 Osmond Road
Hove
East Sussex
BN3 1TD

Details of Development
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 2 STOREY ACCOMMODATION COMPRISING GROUND FLOOR BEDROOM AND TOILET, FIRST FLOOR LIVING AREA WITH EXTERNAL TERRACE AND GROUND FLOOR PARKING SPACE

Location of Development
OVERSTRAND SHOPSDAM ROAD LANCING WEST SUSSEX BN15 8ES

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 28th May 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
26/07/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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SCHEDULE

Reasons for Refusal

01. The proposed building by reason of its large size, unsympathetic design and use of materials would be an unduly dominant and conspicuous form of development which would be out of keeping in scale and appearance with the surrounding built environment and detrimental to the character of the locality. It would fail to comply with policies AH7 and AH2 of the Adur District Local Plan and Policy BE1 of the South East Plan.

02. Having regard to the size and shape of the site and its relationship to the adjacent land use and the approved scheme opposite the proposal would constitute excessive overdevelopment of a contrived layout and design. The development would be out of keeping with the residential and environmental character of the locality, contrary to policies of the Adur District Local Plan (AG1, AH2) and South East Plan BE1.