ADUR
DISTRICT COUNCIL

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Development Control

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Mr Huw Powell
53 Park Avenue
Shoreham-by-Sea
West Sussex
BN43 6PG

Application Number: ADC/0151/09

Use of land/development

Proposed garage attached to north side of bungalow using existing access (application for certificate of lawfulness)

Location of land/development

53 Park Avenue Shoreham-by-Sea West Sussex BN43 6PG

Refusal

In pursuance of their powers under the above-mentioned Act the Council hereby notify you that they REFUSE to issue a Certificate of Proposed Lawful Use or Development under section 192 of the Town and Country Planning Act 1990.

The reasons for refusal are specified in the attached schedule.

Your copy of the application, determined as above, is returned for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/05/2009

SCHEDULE

Reasons for Refusal

01. The proposed building works fall within the definition of 'development' as defined by section 55 of the Act. As they are attached, they constitute the enlargement of the dwelling and they contravene the provisions sub paras (d) and (h) of A.1 of the relevant Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008) because they extend beyond a wall forming the side elevation of the dwelling which fronts the highway and also because they have a width greater than half the width of the original dwelling. Also, it is unclear whether the exterior materials are of similar appearance to those of the existing dwelling as required by condition A.3 (a).