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/0102/09**

Philip Clay
Philipjclay
Byways
Castle Lane
Steyning
West Sussex
BN44 3FB

Details of Development
**LOFT CONVERSION WITH GABLED REAR ROOF EXTENSION (WITH BALCONY) OVER EXISTING FLAT ROOF, PART FRONT GABLE, AND DORMERS AT SIDES**

Location of Development
**36 EASTBANK SOUTHWICK BRIGHTON WEST SUSSEX BN42 4QL**

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 16th March 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 8th day of May 2009

## SCHEDULE

**Reasons for Refusal**

01. The proposed loft conversion comprising of rear gable extension, dormers and front gable, by reason of its large cumulative size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH7).