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/0575/08**

Mr Robin Harvey
54 Bones Lane
Buriton
Petersfield
Hants
GU31 5SE

Details of Development
THREE-BEDROOM DWELLINGHOUSE AND GARAGE (TO NORTH OF NO.2)

Location of Development
2 OXEN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AF

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 26th 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 14th day of May 2009

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot and its relationship to existing properties 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 South East Plan (SP3, CC6, H5, BE1, SCT1) and the Adur District Local Plan (AG1, AH2).