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/0448/07

Mr T Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

Details of Development
DIVISION OF EXISTING 4-BED CHALET BUNGALOW INTO TWO SEPARATE SEMI-DETACHED DWELLINGS (1 X 3 BED AND 1 X 2 BED) INCLUDING INFILL REAR EXTENSION AND ROOF EXTENSIONS

Location of Development
185 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JB

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 2nd August 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 11th day of September 2007

SCHEDULE

Reasons for Refusal

01. The increased use of the existing access located on a road junction would add to the hazards of highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4) and the Adur District Local Plan (AT12).

02. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal would be likely to result in standing vehicles which would interrupt the free flow of traffic on the public highway and add to the hazards of highway users, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

03. The proposal would be detrimental to highway safety in that it does not provide for adequate facilities to enable vehicles to turn on the site and so enter and leave the highway in forward gear, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

04. Having regard to the limited size and type of property involved, the proposed east side dwelling is unlikely to provide a satisfactory standard of residential amenity for the occupiers and the proposal would therefore be detrimental to the residential environment of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).