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/0450/08

DDAS
8 Fifth Avenue
Lancing
West Sussex
BN15 9QA

Details of Development
DETACHED BUILDING WITHIN FRONT GARDEN TO HOUSE GAMES ROOM AND GUEST ROOM

Location of Development
27 CORBYN CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 6PQ

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 10th September 2008.

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 22nd day of October 2008

SCHEDULE

Reasons for Refusal

01. The proposal would form an obtrusive and incongruous feature that, due to its size and location forward of the main building line, would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities and environment of the area, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).