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/0457/07

Mr M Lewis
25 St Nicholas Lodge
Church Street
Brighton
East Sussex
BN1 3LJ

Details of Development
PROPOSED 2 STOREY SIDE EXTENSION AND CONVERSION OF THE BUILDING INTO A GROUND FLOOR FLAT AND A FIRST/SECOND FLOOR MAISONETTE

Location of Development
269 OLD SHOREHAM ROAD SOUTHWICK WEST SUSSEX BN42 4LP

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 31st July 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 proposed side extension would detract from and further unbalance the appearance of this pair of houses and would be detrimental to the streetscene thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. The increased use of the existing access to the public highway 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).

03. The site cannot accommodate adequate facilities to enable vehicles to both park and turn on the site in order to enter and leave the highway in forward gear and the potential increase in use of the access, reversing movements into the road, and on-street parking would add to the hazards of highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).