Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0372/13

Mr Tony Lucas
Venner Lucas Architects LLP
10 Old Fort Road
Shoreham
West Sussex
BN43 5RJ

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 NO. 3 STOREY DWELLINGS (1 X 4 BED, 1 X 3 BED)

Location of Development
OLCOTE 1 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 5LE

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 19th April 2013.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
02/07/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed dwellings, by reason of their large size, unsympathetic design, irregular plot size and layout, would be out of keeping in scale and appearance with the surrounding development and would detract to an unacceptable extent from the visual amenities of the locality. The proposal would therefore conflict with saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.