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/0206/08

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
ENLARGEMENT OF BUNGALOW INTO A CHALET BUNGALOW (WITH EXTENSION ON EAST SIDE AND NEW ROOF WITH HIGHER RIDGE/WIDER SPAN AND SIDE DORMERS)

Location of Development
35 GREENOAKS LANCING WEST SUSSEX BN15 0HE

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 16th April 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 2nd day of July 2008

SCHEDULE

Reasons for Refusal

01. The proposed enlargement, by reason of its excessive size and unsympathetic and ill-proportioned design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality. It thereby conflicts with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. The proposed enlargement, by reason of the increased height of the building and introduction of a window in the rear elevation, would result in overlooking and a loss of privacy to the detriment of the residential amenities of the dwelling to the rear at No. 39 Fircroft Avenue, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH7).