ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0465/07**

Mr F R Smith
5 Hillbarn Parade
Upper Brighton Road
Sompting
Lancing
West Sussex
BN15 0LH

Details of Development
DETACHED CHALET STYLE BUNGALOW

Location of Development
5 HILLBARN PARADE UPPER BRIGHTON ROAD SOMPTING LANCING WEST SUSSEX

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.

Keith Morgan
Planning Services Manager

Dated this 21st day of September 2007

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot and its relationship to existing properties would not permit development of a standard compatible with existing development in the area and in consequence the proposal would constitute overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The proposed dwelling would be exposed to excessive levels of traffic noise and poor air quality which would be detrimental to the future occupiers of the dwelling and would be contrary to the policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.