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/0406/06

Just Designs Ltd
Cairn Cottage
Mill Lane
High Salvington
W Sussex
BN13 3DJ

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 THREE-BEDROOM DETACHED HOUSES (TWO STOREYS PLUS ROOMS IN ROOF AND PROJECTING FRONT BALCONIES) WITH 2 PARKING SPACES AT SIDE

Location of Development
25 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 30th October 2006.

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.

[redacted]

Peter Davies
Head of Planning and Community

Dated this 6th day of December 2006

SCHEDULE

Reasons for Refusal

01. The proposed houses, by reason of their scale, height and proximity to the neighbouring dwellings and to the highway boundary, would appear excessively cramped on the site and visually incongruous with the neighbouring low-profile bungalow, thereby resulting in detriment to the streetscene and residential environment. The development would consequently conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and the West Sussex Structure Plan (LOC1, DEV1)..