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/0477/08

Mr Alan Scarratt
Alan Scarratt Architectural Services
33 Hurley Road
Worthing
West Sussex
BN13 2PA

Details of Development
TWO STOREY EXTENSION AND SINGLE STOREY ATTACHED GARAGE (REVISED RESUBMISSION OF ADC/0177/08)

Location of Development
RIVERSIDE COTTAGE STEYNING ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5FH

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 September 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 December 2008

PB

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its large size, unsympathetic proportions and design, would be out of keeping in scale and appearance with the existing cottage and would thereby detract from the landscape quality and special character of the Sussex Downs Area of Outstanding Natural Beauty, conflicting with the policies of the West Sussex Structure Plan (CH2, DEV1) and the Adur District Local Plan (AC2-3, AH7)

RB