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/0486/06

Mr Lewis
25 St Nicholas Lodge
Church Street
Brighton
BN1 3LJ

Details of Development
FIRST FLOOR SIDE EXTENSION (ABOVE GARAGE CONVERTED TO ROOM) AND SINGLE-STOREY REAR/SIDE EXTENSION

Location of Development
269 OLD SHOREHAM ROAD SOUTHWICK WEST SUSSEX BN42 4LP

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 13th December 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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 6th day of February 2007

SCHEDULE

Reasons for Refusal

01. The proposed side extension would detract from and further unbalance the appearance of this pair of houses and would be detrimental to the streetscene, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

02. With the proposed loss of the existing garage and the further enlargement of the dwellinghouse to eight bedrooms, the remaining on-site parking and manoeuvring space would be inadequate to cope with the traffic likely to be generated. Having regard to the traffic conditions on A270, the proposal would be likely to lead to conditions detrimental to highway safety and not meet the requirements of policies AH7 and AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.