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/0319/10**

Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
REDUCTION IN HEIGHT OF EXISTING DORMERS TO BELOW RIDGE LEVEL, INCREASE IN DEPTH OF EXISTING DORMERS, EXTENSION OF EXISTING DORMER ALONG WESTERN ROOFSLOPE AND ADDITION OF DORMER TO EASTERN ROOFSLOPE.

Location of Development
2 MANOR ROAD LANCING WEST SUSSEX BN15 0EU

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 2nd September 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 25th day of October 2010

SCHEDULE

Reasons for Refusal

01. The proposed dormers are unacceptable in that, by reason of their size and design, they do not relate sympathetically to the existing building and constitute dominant roof features which would be harmful to the character and appearance of the Conservation Area. They would therefore conflict with policies AG1, AB4 and AH7 of the Adur District Local Plan.

02. The proposed dormers on the west roofslope, by reason of their large size and proximity to the side windows of 4 Manor Road, would give rise to overlooking and a loss of privacy, to the detriment of the residential amenities of the occupiers of that property, contrary to policy AH7 of the Adur District Local Plan.