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/0221/08

Mr Michael Warner RIBA
66 St Lawrence Avenue
Worthing
West Sussex
BN14 7JG

Details of Development
TWO-BEDROOM BUNGALOW AT REAR AND SUBDIVISION OF EXISTING GARAGE INTO 2 PARKING SPACES FOR EXISTING AND PROPOSED DWELLINGS (WITHIN CURTILAGE OF LISTED BUILDING)

Location of Development
LAND AT REAR OF 25 COKEHAM LANE SOMPTING 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 29th April 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.

Keith Morgan
Planning Services Manager

Dated this 5th day of June 2008

SCHEDULE

Reasons for Refusal

01. The proposed development would not preserve or enhance the existing listed building and its setting and, by reason of its proximity, disproportionate size and inappropriate wall materials, would detract from the character and setting of the listed building, contrary to the policies of the West Sussex Structure Plan (CH5) and the Adur District Local Plan (AB11).

02. The proposed bungalow would be excessively close to neighbouring bungalows and would constitute an inappropriate form of 'backland' development that would be detrimental to the residential amenities and out of keeping with the environmental character of the area, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AG1, AH2).