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/0492/06

M G Warner
66 St Lawrence Avenue
Worthing
BN14 7JG

Details of Development
DEMOLITION OF EXISTING HOUSE AND OUTBUILDING AND ERECTION OF 4 THREE-BEDROOM SEMI-DETACHED HOUSES WITH CARPORT (FOR 8 CARS) ACCESSED FROM LOTTS LANE AND CYCLE STORES

Location of Development
44 COKEHAM LANE SOMPTING LANCING WEST SUSSEX BN15 9UP

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 18th 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 9th day of February 2007

SCHEDULE

Reasons for Refusal

01. The proposals would detract from the existing environmental quality of this prominent site and not create a high quality development having sufficient regard to the characteristics of the site and the contribution it makes to creating a sense of place. The proposed buildings would lack the distinctiveness of the existing house and would also appear cramped and too close to an important tree subject to TPO. The development would therefore be contrary to policies AG1, AB25 and AH2 of the Adur District Local Plan and LOC1, CH5 and DEV1 of the West Sussex Structure Plan..

02. The proposed layout of the development relative to the orientation and shape of the plot and its relationship to the existing adjacent dwelling and flats would be unneighbourly and would constitute overdevelopment detrimental to the residential amenities of the locality.