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/0019/07**

Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

Details of Development
DETACHED THREE-BEDROOM HOUSE ON SOUTH SIDE WITH 2 PARKING SPACES

Location of Development
LAND ADJACENT 212 MANOR HALL ROAD SOUTHWICK 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 17th January 2007.

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 14th day of March 2007

SCHEDULE

Reasons for Refusal

01. The size and shape of the plot and its relationship to the existing properties and surrounding industrial area would not permit development of a standard compatible with existing development in the area and in consequence the proposal would constitute overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The loss of off-street parking at no. 212 Manor Hall Road would generate additional parking on the adjacent private access road to the east, which would be detrimental to the visibility of vehicles emerging from the access to the proposed dwelling and the safety of road users, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).