Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham-By-Sea
West Sussex
BN43 5WF

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1314/15

Details of Development
RETENTION OF TERRACED AREA WITH DECKING AND HANDRAILS TO ROOF OF EXISTING DETACHED GARAGE AT END OF REAR GARDEN (RETROSPECTIVE).

Location of Development
121 DOWNSWAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WE

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 3rd September 2015.

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

G Peck

Gary Peck
Planning Services Manager
30/09/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/1314/15

SCHEDULE

Reasons for Refusal

01. The development by way of its size, siting, use, elevated position and design adversely affects the amenities of surrounding properties and the visual character of the area. The development gives rise to an unacceptable degree of overlooking and disturbance to the rear elevations and rear gardens of surrounding properties and comprises a dominant and oppressive structure that adversely affects the amenities of neighbouring properties and views of the site from the west. The proposal therefore fails to comply with saved policies AG1 and AH7 of the Adur District Local Plan, Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

02. For the avoidance of doubt, the refusal is based on drawing number 4 received by the Local Planning Authority on 3 September 2015.