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/0502/15

Details of Development
TWO-STOREY SIDE AND REAR EXTENSION TO PROVIDE A FULL TWO-STOREY 5 BED DWELLINGHOUSE WITH FULL HIPPED ROOF

Location of Development
59 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YE

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 14th April 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
02/06/2015

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its excessive scale and full two-storey bulk and mass and alien dual hipped roof, would appear unduly prominent and visually incongruous with the prevalent architectural form of surrounding buildings to the detriment of the character and appearance and local distinctiveness of the locality in conflict with Saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and relevant paragraphs of the National Planning Policy Framework relating to design.

02. The proposal would, by reason of its excessive height and bulk and proximity to the neighbouring dwellinghouses to the immediate south and east, result in an adverse overbearing effect on the occupiers of those neighbouring properties to the detriment of their residential amenities in conflict with Saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and core planning principle of the National Planning Policy Framework relating to residential amenity

03. The proposed 1.8m high wall on the western boundary would form an obtrusive and incongruous feature that would be visually out of keeping with the existing low-rise boundary features in the locality, thereby conflicting with saved policies AG1 and AH7 of the Adur District Local Plan

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 discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

02. This decision relates to the location and block plan, drawing. no. 05, received on 13.05.2015 and drawing nos. 01: Plans and Elevations as Existing, 02: Plans and Elevations as Proposed and 03: Proposed Street Scene Proposed Boundary Walls received on 14.04.2015.