Adur District Council

## Development Management

Mr Steven Barrett
BSB Party Wall & Architectural Services
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

# PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

**APPLICATION NUMBER: AWDM/1477/15**

Details of Development
**ROOMS IN ROOF (FRONT DORMER).**

Location of Development
**38 BARFIELD PARK LANCING WEST SUSSEX BN15 9DF**

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 8th October 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
02/12/2015

PTO

Adur District Council
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**Ref: AWDM/1477/15**

## SCHEDULE

### Reasons for Refusal

01. The proposed front dormer, by reason of its siting and prominence, would represent a conspicuously incongruous feature that would be at odds with and detract from the character of the streetscene. As such the proposed development is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

### Informatives / Notes to Applicant

01. This decision relates to the following drawings:

    Unnumbered Site Location Plan and Block Plan deposited 8 October 2015
    Drawing Number BSB/15/329/JOB 2 entitled 'Front Dormer' deposited 8 October 2015
    Drawing Number BSB/15/329/1 JOB 2 entitled 'Front Dormer' deposited 8 October 2015

02. 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. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.