Adur District Council

Planning, Regeneration and Wellbeing

Premier By Design Ltd
5 Becket Buildings
Littlehampton Road
Worthing
West Sussex
BN13 1QD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1673/14

Details of Development
RETROSPECTIVE APPLICATION FOR ROOMS IN THE ROOF WITH REAR DORMER AND BARN ENDS TO GABLE

Location of Development
37 HIGHVIEW SOMPTING LANCING WEST SUSSEX BN15 0QW

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 26th November 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/01/2015

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1673/14

SCHEDULE

Reasons for Refusal

01. The development is unacceptable in that the size, form and position of the rear roof extension and dormer relate unsympathetically to the appearance, design and scale of the existing house and with their high degree of prominence in the locality are visually disruptive to the character of the area and seriously harmful to the street scene. The dormer and windows also cause unacceptable loss of privacy and outlook for the purposes of the occupiers of the neighbouring properties to the immediate south at nos. 6 and 7 Hillbarn Avenue. The development is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

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. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

02. This decision relates to the following plans:

    Site location plan, block plan and drawing nos. SB/14/253 and SB/14/253/1 received 26/11/14.