ADUR DISTRICT COUNCIL

Mr Luke Carter
Lewis and Co Planning SE Ltd
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0182/24

Details of Development
ALTERATIONS AND EXTENSIONS TO BUILDING INCLUDING REAR DORMER TO FORM 2ND FLOOR AND SUB-DIVISION OF THE BUILDING TO CREATE 2NO. 3 STOREY DWELLING HOUSES. APPLICATION TO VARY CONDITION 1 OF PREVIOUSLY APPROVED AWDM/1041/23. AMENDMENTS: REAR BALCONIES WITH PRIVACY SCREENS TO BOTH DWELLINGS.

Location of Development
90 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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 9th February 2024.

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
06/03/2024

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed balconies and associated privacy screens will give rise to external and elevated activity and bulk in close proximity to the neighbouring properties in particular the attached dwelling no. 92 Brighton Road. This will give rise to a harmful, detrimental impact which is contrary to Policy 15 of the Adur Local Plan and the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
FRA & DRAINAGE STRATEGY	6542/01/HOP/RPT/01	09.02.2024
LOCATION PLAN	2834-00	09.02.2024
EXISTING & PROPOSED BLOCK PLANS	2834-01A	09.02.2024
EXISTING PLANS	2834-02	09.02.2024
EXISTING ELEVATIONS	2834-03	09.02.2024
PROPOSED PLANS	2834-05E	09.02.2024
PROPOSED ELEVATIONS	2834-06E	09.02.2024
EXISTING & PROPOSED STREET SCENE	2834-07A	09.02.2024
EXISTING & PROPOSED ROOF PLANS	2834-08C	09.02.2024
EXISTING & PROPOSED GARDEN/BEACH SCENE	2834-09	09.02.2024
EXISTING & PROPOSED STREET PLAN	2834-10	09.02.2024
PRIVACY SCREEN REFERENCE IMAGES		09.02.2024

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.