Adur District Council

Development Management

Mr Roy Simmonds
SBH Design Ltd
Gable Cottage
Street Lane
Ardingly
West Sussex
RH17 6UB

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0322/15

Details of Development
PROPOSED FIRST FLOOR EXTENSION, INTERNAL ALTERATIONS, AND CONSTRUCTION OF REAR/ SIDE EXTENSIONS WITH NEW FLAT ROOF FOLLOWING REMOVAL OF EXISTING SIDE AND REAR STRUCTURES.

Location of Development
5 BRAMBER CLOSE SOMPTING LANCING WEST SUSSEX BN15 0JA

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 6th March 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
14/04/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/0322/15

SCHEDULE

Reasons for Refusal

01. Having regard to the scale and design of the existing bungalow and character of the area, the proposed extensions, including the increase in ridge and eaves height and introduction of a gable in a prominent position on the building, would result in an overtly two storey appearance which would be out of character with neighbouring bungalows to the detriment of the visual amenities of the locality. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and supplementary planning guidance in 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. 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.

02. This refusal relates to the following drawings:-

Drawing number 01E entitled 'As Existing Floor Plan, Elevations, Outline Section & Roof Plan' deposited 6 March 2015
Drawing number 01P entitled 'As Proposed Floor Plan, Elevations, Outline Section & Roof Plan' deposited 6 March 2015
Drawing number 02 entitled 'Location Plan' deposited 6 March 2015
Drawing number 03 entitled 'Block Plan' deposited 6 March 2015