Adur District Council

Planning, Regeneration and Wellbeing

Andrew Moore
Clarion Building Consultants Ltd
36 Stirling Road
St Leonards On Sea
East Sussex
TN38 9NP

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1334/12

Details of Development
REAR AND SIDE EXTENSION WITH A PITCHED ROOF TO FLAT ROOF CONVERSION

Location of Development
128A BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 31st October 2012.

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
04/01/2013

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1334/12

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its poorly integrated design, use of materials and fenestration detail, would constitute a highly unsympathetic and ill-proportioned form and scale of development that would relate poorly to the existing scale, form, and architectural detailing of the original building and the ground floor flat to the detriment of its appearance in the street scene. It would therefore conflict with the saved policies of the Adur Local Plan (AG1, AH7), 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' and policies of the South East Plan (CC1, CC6, BE1).

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 via email. 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 for the refusal, approval has not been possible