Adur District Council

Planning, Regeneration and Wellbeing

Mr Matt Bridle
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Hampers Lane
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PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1306/14

Details of Development
TWO STOREY REAR EXTENSION WITH PITCH ROOF, FRONT DORMER AND PART-HIPPED SIDE GABLE

Location of Development
13 GRIFFITHS AVENUE LANCING WEST SUSSEX BN15 0HW

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 23rd September 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
21/10/2014

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1306/14

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that the size, form and design of the proposed rear extension and roof enlargements do not relate sympathetically to the scale or appearance of the existing bungalow. The proposal constitutes a visually dominant and inappropriate form of development that would detract from the character and appearance of the streetscene and cause unacceptable loss of light and outlook to the neighbouring property to the immediate north and dominate the neighbouring properties on either side. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Informatives / Notes to Applicant

01. This decision relates to the following submitted plans:

    Drawing Nos. 2014-117-01, 2014-117-02 and 2014-117-03 received on 23/09/14.

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.