Adur District Council

Planning, Regeneration and Wellbeing

Mr John Chapman
Felce And Guy Partnership
73 Holland Road
Hove
East Sussex
BN3 1LB

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1390/13

Details of Development
FRONT AND REAR ROOF EXTENSIONS TO CREATE GABLE ENDS TO DORMER TO SOUTH ELEVATION WITH JULIET BALCONY TO REAR ELEVATION

Location of Development
5 DOWNSWAY SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WA

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 4th November 2013.

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
04/12/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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SCHEDULE

Reasons for Refusal

01. By reason of the size and form of the proposed roof extensions, in particular the proposed front gable extension, the proposal is unacceptable in that fails to relate sympathetically to the scale or appearance of the existing bungalow. The development would detract from the character of the existing bungalow constituting a visually dominant and intrusive form of development that would be out of keeping with and detrimental to the streetscene and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area. The proposal 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. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the main issues of concern thereby enabling clear identification of the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.