Adur District Council

Planning, Regeneration and Wellbeing

Mr Wayne Crooks
6B Eighth Avenue
Lancing
West Sussex
BN15 9XD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1244/12

Details of Development
FIRST FLOOR SIDE EXTENSION.

Location of Development
6B EIGHTH AVENUE LANCING WEST SUSSEX BN15 9XD

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 5th 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
27/11/2012

ADUR DISTRICT COUNCIL
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Ref: AWDM/1244/12

SCHEDULE

Reasons for Refusal

01. By reason of its poor quality design and loss of the space between the buildings, the proposal would constitute an unsympathetic and cramped form of development that would be poorly related visually to the host dwelling and harmful to the symmetrical character and appearance of the pair of properties to which the application site belongs. The resultant 'terracing effect' would harm the established character of the street scene. It would therefore conflict with the 'saved' policy AH7 of the Adur District Local Plan, Development Control Standard No.3 'Extensions and Alterations to Dwellings' and policies of the South East Plan (CC1, CC6, and BE1).

02. By reason of its proximity to the shared boundary with the neighbouring property to the south, the proposal would constitute an un-neighbourly form of development that would be detrimental to the living conditions of that neighbour by way of overbearing impact and loss of light to habitable rooms. It would therefore conflict with 'saved' policy AH7 of the Adur District Local Plan AH7, and policy BE1 of the South East Plan.