Adur District Council

Planning, Regeneration and Wellbeing

Mr Roy C King
361 Upper Shoreham Road
Shoreham
West Sussex
BN43 5NB

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1224/13

Details of Development
EXTENSION TO FORM GARAGE AND EXTENDED ENTRANCE HALL.

Location of Development
20 THE DRIVEWAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5GG

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 26th September 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
22/11/2013

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1224/13

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its awkward proportions and protrusion forward of the existing dwellinghouse, would sit uncomfortably against the dwellinghouse appearing poorly integrated with its form and shape whilst also being visually obtrusive, disrupting the building line and visual hierarchy of the street to the detriment of its character and appearance. As such the proposal conflicts with saved Adur District Local Plan policy AH7 and the National Planning Policy Framework.

02. The proposal, by reason of its position immediately adjacent to the shared boundary with the neighbouring building to the east, would result in unacceptable loss of light and outlook to that property's kitchen to the detriment of the living conditions of the occupants in conflict with saved Adur District Local Plan policy AH7 and the National Planning Policy Framework.

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 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.