Adur District Council

Planning, Regeneration and Wellbeing

Mr Richard Robinson
RR Architects
16 Mill Lane
Shoreham-by-Sea
West Sussex
BN43 5AG

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0605/13

Details of Development
CONSTRUCTION OF SUN ROOM OVER EXISTING ROOF TERRACE.

Location of Development
5 RIVERSIDE SHOREHAM-BY-SEA WEST SUSSEX BN43 5RU

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 21st May 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
03/07/2013

Ref: AWDM/0605/13

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its elevated position and proximity to the boundary with 4 Riverside, would be an overbearing and intrusive form of development which would be detrimental to the residential amenities of that neighbouring dwelling, resulting in a loss of light and outlook and an increased sense of enclosure. The proposal would therefore be contrary to saved policies AG1 and AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

02. The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with the existing development and detrimental to the character and appearance of the dwelling and its surroundings. It is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan and the policies of 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. 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(s) for the refusal, approval has not been possible.