Adur District Council

Development Management

Mr Shaun Morphew
Morphew Designs Ltd
Walnut Tree Cottage
Tanyard Lane
Chelwood Gate
West Sussex
RH17 7LX

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1253/15

Details of Development
REBUILD REAR SIDE EXTENSION WITH PITCHED ROOF; SIDE EXTENSION AT FRONT ADDING GABLE TO HIPPED ROOF

Location of Development
5 FIRLE ROAD LANCING WEST SUSSEX BN15 0NY

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 16th August 2015.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
01/10/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/1253/15

SCHEDULE

Reasons for Refusal

01. The proposal would, by reason, of the scale and proximity of the facing flank elevations of both extensions to the neighbouring building to the east, adversely overbear onto neighbouring occupiers to the detriment of their residential amenities in conflict with Saved Adur Local Plan policy AH7(a) and the relevant Core Planning Principles of the National Planning Policy Framework

02. The proposal, by reason of the incongruous roof form and awkward shape of the forward most side extension, its prominence and lack of visual integration with the host dwelling, would diminish its architectural integrity giving rise to visual harm in the street scene to the detriment to its appearance and character. As such it would conflict with Saved Adur Local Plan policy AH7(b) and paragraph 56 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 via their appointed agent on the telephone. 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.

02. For avoidance of doubt this refusal relates to the following drawings/plans:-

    Drawing No. HEP04/08/PRO/B titled Page 1 Location Plan date valid 16-08-2015
    Drawing No. HEP04/08/PRO/B titled Page 2 Block Plan date valid 16-08-2015
    Drawing No. HEP04/08/PRO/B titled Page 5 Proposed Layout date valid 16-08-2015
    Drawing No. HEP04/08/PRO/B titled Page 6 Proposed Elevations date valid 16-08-2015