Adur District Council

Development Management

Mr Julian Adams
21 Shirley Drive
Hove
East Sussex
BN3 6NQ

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0193/15

Details of Development
REAR DORMER

Location of Development
21 NEW ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RA

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 9th February 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
30/03/2015

pto

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0193/15

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that the scale, design and appearance of the rear dormer extension would be unsympathetic to the modest proportion of the terrace property and would unbalance the appearance of this row of terrace properties (11-21 odds New Road). The proposed dormer would appear prominent when viewed from Tarmount Lane to the north and would detract from the character and appearance of the Conservation Area, also making it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other terrace properties within the row, the cumulative effect of which would detract seriously from the character of the Conservation Area. The proposal is therefore contrary to saved policies AB4 and AH7 of the Adur District Local Plan and the NPPF.

Informatives / Notes to Applicant

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

    Drawing No: DI/01, Title: Location Plan, Block Plan, Existing & Proposed Loft Plans & Elevations, Date received: 9th February 2015

02. 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.