Adur District Council

Planning, Regeneration and Wellbeing

Mr P Slaughter
100A Grand Avenue
Lancing
West Sussex
BN15 9QBMr Stuart Powell
P R Design for Building

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0505/14

Details of Development
REMODELLING OF EXISTING BUNGALOW WITH GROUND AND FIRST FLOOR EXTENSION TO PROVIDE ANNEXE ACCOMMODATION FOR DEPENDENT RELATIVE

Location of Development
100A GRAND AVENUE LANCING WEST SUSSEX BN15 9QB

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 24th April 2014.

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
10/06/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0505/14

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that the size, form and position of the proposed front and rear first floor extensions fail to relate sympathetically to the appearance, character, design or scale of the existing bungalow. The development would detract from the character of the existing bungalow constituting a visually dominant and inappropriate form of development and that would cause unacceptable loss of light and outlook to the neighbouring property to the immediate north. The proposed side facing first floor windows would also cause unacceptable loss of privacy to the neighbouring properties to the south and north. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the NPPF.

Informatives / Notes to Applicant

01. This decision relates to the following plans: 20600, 20601, 20610, 20611 and 20620 received 24/4/14.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.