Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0670/17

Details of Development
PART SINGLE AND PART TWO-STOREY REAR EXTENSION AND ROOMS IN ROOF WITH REAR DORMER ALL TO SOUTH ELEVATION.

Location of Development
43 TOWER ROAD LANCING WEST SUSSEX BN15 9JR

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 4th May 2017.

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
22/06/2017

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. By reason of its large size the proposed ground floor extension would have an unneigbourly impact on its immediate neighbours no. 's 41 and 45 Tower Road, Lancing. The proposed development is thereby contrary with saved policy AH7 of the Adur Local Plan; the Council's SPG Development Control Standard No. 3 'Alterations and Extensions to Dwellings' and policy 15 of the Submission Adur Local Plan 2016

02. Cumulatively, by reason of their large size, massing and design the proposed extensions would be poorly related in visual terms to the host dwelling, detracting from its modest scale and proportions and resulting in an overdeveloped appearance that would be out of keeping with the character of the area. The proposed development is thereby contrary to saved policy AH7 of the Adur Local Plan; the Council's SPG 'Development Control Standard No.3 Extensions and Alterations to Dwellings'; and policy 15 of the Submission Adur Local Plan 2016

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

Reference/Drawing Number	Version	Date Rec
NE SIDE ELEVATION EXTG	nb017:010	04.05.2017
SW SIDE ELEVATION EXTG	nb017:09	04.05.2017
SW SIDE ELEVATION PROP	nb017:019	04.05.2017
NE SIDE ELEVATION PROP	nb017:020	04.05.2017
FIRST FLOOR PROPOSED	nb017:012b	04.05.2017
GROUND FLOOR EXISTING	nb017:01	04.05.2017
FIRST FLOOR EXISTING	nb017:02	04.05.2017
ATTIC FLOOR EXISTING	nb017:03	04.05.2017
NW FRONT ELEVATION EXISTING	nb017:04a	04.05.2017
SE REAR ELEVATION EXTG	nb017:05a	04.05.2017
SW SECTION A-A/ELEVATION EXTG	nb017:06	04.05.2017
NE SECTION A-A/ELEVATION EXTG	nb017:07	04.05.2017
ROOF PLAN EXISTING	nb017:08	04.05.2017
GROUNF FLOOR PROPOSED	nb017:011a	04.05.2017
FIRST FLOOR PROPOSED	nb017:012b	04.05.2017
ATTIC FLOOR PROPOSED	nb017:013	04.05.2017
FRONT ELEVATION PROPOSED	nb017:014	04.05.2017
REAR ELEVATION PROPOSED	nb017:015b	04.05.2017
PROPOSED SECTION A-A/ELEVATION	nb017:016	04.05.2017

Reference/Drawing Number	Version	Date Rec
SECTION A-A/ELEVATION:PROPOSED	nb017:017	04.05.2017
ROOF PLAN PROPOSED	nb017:018	04.05.2017
LOCATION PLAN	nb017:0100b	04.05.2017

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).