ADUR DISTRICT COUNCIL

Mr Sean Casey
71 Adur Avenue
Shoreham-By-Sea
West Sussex
BN43 5NL

REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 1, Class A

APPLICATION NUMBER: AWDM/0078/20

Details of Development
HOUSEHOLDER APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR SINGLE STOREY FLAT ROOF EXTENSION TO REAR OF PROPERTY MEASURING 4M FROM REAR WALL OF THE ORIGINAL HOUSE, MAXIMUM HEIGHT 3.6M AND HEIGHT OF EAVES OF THE EXTENSION 3M.

Location of Development
71 ADUR AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5NL

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 20th January 2020.

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
25/02/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/0078/20

SCHEDULE

Reasons for Refusal

01. The excessive depth of the proposed extension in proximity to the boundary with no. 73 would have an enclosing and overbearing impact resulting in an unacceptable loss of outlook and reduction in the light to the rear of no. 73. The proposal is therefore contrary policy 15 of the Adur Local Plan, the Council's Supplementary Planning Guidance DM Standard No.2 'Extensions and Alterations to Dwellings' and the NPPF.

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

Reference/Drawing Number	Version	Date Rec
BLOCK PLAN	71AA/02	20.01.2020
GROUND FLOOR PLAN & SECTION X-X	71AA/01	20.01.2020

Ref: AWDM/0078/20

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

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.