Adur District Council

Planning, Regeneration and Wellbeing

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0606/13

Details of Development
TWO STOREY SIDE EXTENSION AND REPLACEMENT PORCH (EXISTING GARAGE REMOVED).

Location of Development
8 FISHERMANS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LW

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 31st May 2013.

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
25/07/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0606/13

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its scale, form and projection forward of the principal elevation, would not achieve a good standard of design and the resultant ill-proportioned, visually obtrusive and unsympathetic external appearance of the extension, would detract from the architectural form of the existing dwelling and adjoining terrace to the detriment of its appearance and character. As such the proposal conflicts with Saved Adur Local Plan policies AG1, AH7 and the policies 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. 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.