Adur District Council

Development Management

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

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1301/15

Details of Development
ROOMS IN ROOF WITH SIDE DORMERS, REAR GABLE AND FRONT ROOFLIGHT

Location of Development
24 OVERHILL SOUTHWICK BRIGHTON WEST SUSSEX BN42 4WN

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 2nd September 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
26/10/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/1301/15

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of the excessive scale, bulk and mass of the side dormers, would appear unduly prominent and visually incongruous with the prevalent architectural form of the host dwelling and the building style and design in the street, to the detriment of the locally distinctive character and appearance of the immediate street scene in conflict with saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and paragraph 64 of the National Planning Policy Framework relating to design.

02. The proposal by reason of the location of principal clear glazed bedroom windows in the side dormers and proximity to the neighbouring buildings to either side (north and south), would result in an adverse overlooking and loss of privacy onto the occupiers of those neighbouring properties to the detriment of their residential amenities in conflict with saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and core planning principles of the National Planning Policy Framework relating to residential amenity.

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. 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.

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

Drawing No. 477/01 titled Roof Conversion date valid 02-09-2015