Adur District Council

Development Management

Ms Chloe Hobden
Chloe Hobden Architects Limited
7 Queen Square
Brighton
East Sussex
BN1 3FD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0227/15

Details of Development
PART SINGLE AND PART TWO-STOREY FRONT AND SIDE EXTENSIONS. ROOMS IN ROOF WITH HALF-HIPPED GABLE TO NORTH SIDE ELEVATION AND REAR DORMER

Location of Development
10 THE DRIVE SHOREHAM-BY-SEA WEST SUSSEX BN43 5GB

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 20th February 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
21/04/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/0227/15

SCHEDULE

Reasons for Refusal

01. The proposed extensions by virtue of their size, bulk and design would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1and AH7 of the Adopted Adur District Local Plan 1993-2006, and the NPPF.

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.

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

Drawing No: 168(10)001, Title: Proposed Site Plan & Location Plan, Date received: 20th February 2015
Drawing No: 168(20)000, Title: Existing Plans, Section & Elevations, Date received: 20th February 2015
Drawing No: 168(21)001 Rev B, Title: Proposed Plans, Sections & Elevations OPTION 2, Date received: 20th February 2015