Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1462/13

Mrs Carol Grant
PlanRight UK Ltd
28 Tysoe Hill
Glenfield
Leicester
LE3 8AQ

Details of Development
ALTERATION AND ENLARGEMENT OF EXISTING ROOF TO PROVIDE 1 X 1-BEDROOM FLAT INCLUDING PART THIRD-FLOOR ACCOMMODATION AND GLAZED DORMER ON SOUTH SIDE.

Location of Development
SOUTH VIEW LODGE SOUTH STREET LANCING WEST SUSSEX

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 10th December 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
03/02/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The height, form, massing and design of the proposed development would be out of keeping with the scale of the existing purpose-built flat building, detracting from its architectural composition and balanced proportions and appearing as a dominant and intrusive element within the streetscene. The lack of refuse and cycle storage provision identified to meet the additional needs generated by the new dwelling unit would place additional pressure on existing communal provision to the detriment of the amenities of both existing and future occupiers, and in addition to the unsympathetic built form of the development is indicative of an overdevelopment of the site. The proposed development is therefore contrary to saved policy AH2 of the Adur District Local Plan 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.