Adur District Council

Development Management

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0047/16

Mr Robert Filmer
Maylands Consulting
Milroy House
Sayers
Tenterden
Kent
TN30 6BW

Details of Development
REPLACE EXISTING TIMBER FRAMED WINDOWS WITH DOUBLE-GLAZED UPVC UNITS TO ALL ELEVATIONS.

Location of Development
MARQUIS OF GRANBY WEST STREET SOMPTING WEST SUSSEX BN15 0AP

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 January 2016.

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
16/03/2016

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

Reasons for Refusal

01. The proposed replacement uPVC windows by reason of their modern material, frame thickness, profile and proportions would differ noticeably from the existing windows, having a heavier appearance that would detract from the architectural integrity and interest of the existing building and fail to enhance or preserve the character or appearance of the Sompting Conservation Area. The proposed development is therefore contrary to saved policies AB4 and AB6 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 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:-

Design and Access Statement - received 20th Jan 2016
Drawing no. 001 Existing elevations - received 20th Jan 2016
Drawing no. 002 Proposed elevations - received 20th Jan 2016
Drawing no. 003 Window Detail and Block Plan - received 20th Jan 2016