

## Appeal 6015092

Submitted on 21 August 2026.

### Before you start

|                          |                       |
|--------------------------|-----------------------|
| Local planning authority | Adur District Council |
| Appeal type              | Householder           |
| Decision date            | 19 June 2026          |

### Prepare appeal

|                                                                             |                                                                                                                                                                                     |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Was the application made in your name?                                      | No, I'm acting on behalf of the applicant                                                                                                                                           |
| What is the applicant's name?                                               | Duncan Wright                                                                                                                                                                       |
| Contact details                                                             | Simon Flashman<br>BRA Consulting                                                                                                                                                    |
| What is your phone number?                                                  | 07944528173                                                                                                                                                                         |
| What is the address of the appeal site?                                     | 9 Rosslyn Avenue<br>Shoreham-by-sea<br>West Sussex<br>BN43 6WJ                                                                                                                      |
| What is the area of the appeal site?                                        | 323                                                                                                                                                                                 |
| Is the appeal site in a green belt?                                         | No                                                                                                                                                                                  |
| Do you own all of the land involved in the appeal?                          | Yes                                                                                                                                                                                 |
| Access for inspection                                                       | No                                                                                                                                                                                  |
| Are there any health and safety issues on the appeal site?                  | No                                                                                                                                                                                  |
| What is the application reference number?                                   | AWDM/0509/26                                                                                                                                                                        |
| What date did you submit your application?                                  | 24 April 2026                                                                                                                                                                       |
| Enter the description of development that you submitted in your application | There are two proposals on the planning application:<br>1. Ground floor rear extension complying with Permitted Development<br>2. Front elevation dormer window on the first floor. |

**Did the local planning authority change the description of development?**

No

**Why are you appealing?**

## SUBSTANTIVE GROUND

The revised dormer is modest in scale and remains subordinate to the principal roof form. The delegated report acknowledges that it does not breach the main hip, while substantial areas of the original roof remain visible. The description of the arrangement as “cramped” does not, without further analysis, demonstrate unacceptable visual harm sufficient to justify refusal under Policy 15.

Development Management Standard No.2 does not prohibit front dormers. The property is neither listed nor within a Conservation Area. Front dormers are present within the surrounding area, including at 118 Gordon Road and 59 Rosslyn Road, immediately adjacent to Rosslyn Avenue. The delegated report also confirms that the proposal would cause no adverse impact upon neighbouring living conditions.

## PROCEDURAL GROUND

Following refusal of AWDM/0724/25, the applicant did not appeal but instead revised the design and engaged directly with the Local Planning Authority, consistent with the Planning Inspectorate’s Procedural Guide. The Senior Planning Officer described the revision as a “considerable improvement” and stated: “In the absence of objections I think it could be supported.” The applicant had also been expressly advised against appealing the earlier scheme.

The revised proposal was therefore submitted as AWDM/0509/26. No objections were received. Nevertheless, it was refused for reasons practically identical to those given for the materially different earlier proposal. The delegated assessment does not adequately explain why the revisions, intervening officer assessment and absence of objections did not alter the outcome.

**Have there been any significant changes that would affect the application?**

There have been no significant changes

**Are there other appeals linked to your development?**

No

# Upload documents

|                                                    |                                                                                                                   |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Application form                                   | <a href="#">Application Form.pdf (/document/72810b2b-e189-44be-9ef1-295f7c626757)</a>                             |
| Decision letter                                    | <a href="#">ufm2 Refusal Notice Householder Application .pdf (/document/9bd1dd63-ec9c-4f9a-aa68-d02f46bc5229)</a> |
| Do you want to apply for an award of appeal costs? | Yes                                                                                                               |
| Application for an award of appeal costs           | <a href="#">Costs Application completed AWDM 0509 26.docx (/document/ea59a0d0-eee7-4fb4-a8a7-300e14a9f7b2)</a>    |