Adur District Council

Development Management

Mr Simon Bareham
Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
East Sussex
BN1 5PD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0748/15

Details of Development
SINGLE-STOREY EXTENSION TO GARAGE AND TWO-STOREY EXTENSION, BOTH TO FRONT (WEST) ELEVATION.

Location of Development
16 WINDLESHAM GARDENS SHOREHAM-BY-SEA WEST SUSSEX BN43 5AD

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 21st May 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
14/07/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/0748/15

SCHEDULE

Reasons for Refusal

01. The proposed front extension, by reason of its forward siting, excessive scale and gabled predominately glazed design, would appear as a highly obtrusive addition that would give the host building an intrusive character unacceptably at odds and out of keeping with the locally distinctive character and appearance of the street, in conflict with criteria (b) of Saved Adur Local Plan policy AH7 and allied Development Control Standard No. 3 Extensions and Alterations to Dwellings, as well as paragraphs 56 & 60 of the National Planning Policy Framework.

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 for the refusal, approval has not been possible.

02. This refusal relates to the following drawings:-

Drawing No. 1045.14a titled: Proposed Ground Floor & First Floor Plan, date valid 21-05-2015
Drawing No. 1045.15a titled: Proposed Roof Plan, date valid 21-05-2015
Drawing No. 1045.16a titled: Proposed Sections, date valid 21-05-2015
Drawing No. 1045.17a titled: Proposed Elevations, date valid 21-05-2015
Drawing No. 1045.18 titled: Proposed Block & Site Plan, date valid 21-05-2015