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/1511/12

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
4 STOREY SIDE EXTENSION WITH REAR DORMER TO FORM NEW 2 BED FLAT (LOWER GROUND FLOOR EXTENSION TO BE DEMOLISHED AND EXISTING 2 BED FLAT ON LOWER GROUND FLOOR RECONFIGURED TO A 1 BED FLAT)

Location of Development
37 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5UA

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 19th December 2012.

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
27/03/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its height and proximity to the boundary and the flank wall of 39 Buckingham Road, results in a cramped appearance which will have a harmful visual impact on the street scene. It would therefore conflict with saved policies AG1 and AH2 of the Adur District Local Plan and Development Control Standard No.2 'Space Around New Dwellings and Flats'.

02. The proposal, by reason of its height and proximity to the boundary and the flank wall of 39 Buckingham Road, would be detrimental to the residential amenities of the occupiers of the flats in that building, through loss of light and an overbearing effect, contrary to saved policies AG1 and AH2 of the Adur District Local Plan and Development Control Standard No.2 'Space Around New Dwellings and Flats'.

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(s) for the refusal, approval has not been possible.