Adur District Council

Planning, Regeneration and Wellbeing

Mr Rakesh And Sanjay Sharma
8 Malthouse Close
Sompting
Lancing
West Sussex
BN15 0EF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1755/14

Details of Development
REMOVAL OF UNAUTHORISED 1.15M HIGH GATES AND FENCE IN FRONT GARDEN AND REPLACE WITH 1.0M HIGH GATES AND FENCE

Location of Development
8 MALTHOUSE CLOSE SOMPTING LANCING WEST SUSSEX BN15 0EF

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 23rd January 2015.

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
25/02/2015

ADUR DISTRICT COUNCIL
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Ref: AWDM/1755/14

SCHEDULE

Reasons for Refusal

01. The fencing and gates as reduced in height would be detrimental to the open plan character of the existing dwelling and street scene. It would form an incongruous and obtrusive feature that would set a precedent for further similar development. This would be visually out of keeping with the existing open plan development and to the detriment to the existing built environment, thereby conflicting with policies AG1 and AH7 of the Adur District Local Plan.

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. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also 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 received 23rd January 2015:-

    Block Plan
    Proposed Front Garden Fence - Front and Side Elevation
    Proposed Front Garden Fence - West and East Side Elevations