Adur District Council

Planning, Regeneration and Wellbeing

Mr Shaun Morphew
Morphew Designs Limited
Walnut Tree Cottage
Tanyard Lane
Chelwood Gate
East Sussex
RH17 7LX

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0108/14

Details of Development
SINGLE STOREY REAR EXTENSION.

Location of Development
7 THATCH COURT THE STREET LANCING WEST SUSSEX BN15 0PL

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 4th February 2014.

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
31/03/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/0108/14

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its size, depth and proximity to the boundary, would have an overbearing impact on the occupiers of No. 6 Thatch Court, resulting in an increased sense of enclosure and loss of light to the detriment of their residential amenities. The proposal would therefore be contrary to saved policies AG1 and AH7 of the Adur District local Plan and Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies 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(s) for the refusal, approval has not been possible.

02. This decision has been made with reference to the following plans:-

    Drawing Nos. cam10/13/1 Page 1 Amended, cam/10/13/2 Page 2 Amended, cam/10/13/1 Page 5 Block Plan, cam10/13/1 Page 6 Location, cam/10/13/1 Page 7 Existing Fence received 21 March 2014.