Adur District Council

Development Management

Mr Rex Adams
RJA Planning
First Floor Office
10 High Street
Shoreham-by-Sea
West Sussex
BN43 5DA

REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 1 (Class A.1 (ea))

APPLICATION NUMBER: AWDM/1769/15

Details of Development
HOUSEHOLDER APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR SINGLE STOREY EXTENSION TO REAR OF PROPERTY MEASURING 8M FROM REAR WALL OF THE ORIGINAL HOUSE, MAXIMUM HEIGHT 3.3M AND HEIGHT OF EAVES OF THE EXTENSION 3M.

Location of Development
198 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 11th December 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
27/01/2016

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The excessive depth of the proposed solid extension, combined with its height and proximity to the boundary, would adversely affect the residential amenities of the neighbouring dwelling to the east, No.196 Upper Shoreham Road, in terms of overbearing effect and loss of light. The proposal is therefore contrary to the National Planning Policy Framework, Core Strategy policy 16, saved Local Plan policy H16 and the Supplementary Planning Guidance - Extending and Altering Your Home.