Adur District Council

Planning, Regeneration and Wellbeing

Mr Brian Thomas
7 Hardy Close
Shoreham-By-Sea
West Sussex
BN43 5SA

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0113/14

Details of Development
REPLACEMENT BALUSTRADE TO EXISTING BALCONY ON FRONT (WEST) ELEVATION.

Location of Development
7 HARDY CLOSE SHOREHAM-BY-SEA WEST SUSSEX BN43 5SA

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 13th 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
24/03/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its design and use of materials, would be out of keeping with the existing architectural form of the balconies in the rest of the terrace terrace. It would be detrimental to the locally distinctive qualities of the street scene by disrupting the visual cohesion and uniformity of the terraces within it. If permitted, the local planning authority would find it difficult to resist similar proposals related to the other properties in the cul-de-sac, the cumulative effect of which would be to harm the character and appearance of the area. The proposal is therefore contrary to saved Adur District Local Plan Policy AH7 and the relevant planning policies set out in the National Planning Policy Framework.