Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates
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Shoreham-By-Sea
West Sussex
BN43 5WF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0510/13

Details of Development
FIRST FLOOR EXTENSION ON WEST ELEVATION.

Location of Development
109 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 25th April 2013.

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
20/06/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/0510/13

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its height and design (incorporating high eaves and a two storey form), would be a dominant extension, out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities of the locality. It would therefore conflict with saved policies AG1 and AH7 of the Adur District Local Plan and the 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.