Adur District Council

## Development Management

Mr Tony Rogers
Tony Rogers Building Consultants
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

# PLANNING REFUSAL

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

**APPLICATION NUMBER: AWDM/0430/15**

Details of Development
**REMOVAL OF EXISTING GARAGE, ERECTION OF SIDE EXTENSION AND REPITCH ROOF (TO INCLUDE INCREASE RIDGE HEIGHT BY 0.95 METRES) WITH PART HIPPED GABLES AND FRONT AND REAR DORMERS.**

Location of Development
**1 VINCENT CLOSE LANCING WEST SUSSEX BN15 9LL**

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 31st March 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
26/05/2015

Adur District Council
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# SCHEDULE

## Reasons for Refusal

01. The proposed re-pitching of the roof including raising of the ridge height, the proposed side extension and roof extensions would, by reason of their scale, dominance and design, relate poorly to the character of the cul-de-sac and general spacing between buildings and be detrimental to the visual amenities of the locality. If permitted, the Local Planning Authority would find it difficult to resist similar proposals related to the other bungalows in the vicinity of the site, the cumulative effect of which would be to spoil the character and appearance of the area. Furthermore, having regard to the close proximity of neighbouring bungalows, the proposed re-pitching and increase in ridge height and the introduction of gable walls would represent an unneighbourly and overbearing form of development, harmful to the amenities of neighbouring occupiers, notably in terms of increased sense of enclosure to those occupiers. The proposal is therefore contrary to policies AG1 and AH7 of the Adur District Local Plan and advice in Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

## 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 relates to the Site Location Plan, Block Plan and Drawing No: 15/1006/01 Date received 31.03.2015 and Drawing No: 15/1006/02 Rev A Date received: 18.05.2015.