Adur District Council

Development Management

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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1654/15

Details of Development
REAR EXTENSION WITH ENLARGEMENT OF EXISTING ROOF TO PROVIDE ROOMS IN THE ROOF INCLUDING REAR DORMER TO EAST ELEVATION AND TWO FRONT DORMERS AND TWO ROOFLIGHTS TO WEST ELEVATION.

Location of Development
102 CONNAUGHT AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 5WP

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 11th November 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
04/01/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. By reason of its size, form, massing and poor design the proposed development would detract from the scale and proportions of the existing modest bungalow, appearing as a prominent and unsympathetic development that would detract from the street scene and be harmful to the setting of the adjoining Listed Building and the setting of the Old Shoreham Conservation Area. The development is therefore contrary to saved policies AB11 and AH7 of the Adur District Local Plan and the NPPF.

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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

02. The application has been determined on the basis of the following submitted plans:

Drawing No: PL 01 Location Plan date received: 11.11.2015
Drawing No: PL 02 Block Plan Dated received: 11.11.2015
Drawing No: PL 02 Site Plan Date received: 11.11.2015
Drawing No: PL 04 Ground Floor and Roof Plan as Existing Date received: 11.11.2015
Drawing No: PL 05 Elevations as Existing Date received: 11.11.2015
Drawing No: PL 06 Ground, First Floor and Roof Plans as Proposed Date received: 11.11.2015
Drawing No: PL 07 Elevations as Proposed Date received: 11.11.2015