Adur District Council

Planning, Regeneration and Wellbeing

Jon Andrews
Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
Pulborough
RH20 2RF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1035/11

Details of Development
TWO STOREY REAR EXTENSION AND REAR DORMER POSITIONED AT EAVES HEIGHT

Location of Development
2 PARK LANE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4DL

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 16th December 2011.

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
10/02/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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SCHEDULE

Reasons for Refusal

01. The proposed dormer would, by reason of its bulky and incongruous hipped roof and awkward unsympathetic positioning on the roof-slope breaking though the eaves and sat against the chimney, create a visual alien oddity to the detriment of the architectural integrity of the host building within the street scene and of the roofline of the surrounding houses in the locality to the detriment of the established character and appearance of this part of the Southwick Conservation Area. As such the proposal conflicts with Saved Adur Local Plan policies AG1, AB4, and AH7, together with allied SPG Development Control Standard No.3 'Extensions and Alterations to Dwellings' and SPG Southwick Conservation Area Character Appraisal and Management Strategy (July 2009), and South East Plan policies CC6, BE1, and BE6 and the guiding principles of PPS5.