Adur District Council

Planning, Regeneration and Wellbeing

Mr Tony Lucas
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West Sussex
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PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1264/14

Details of Development
FIRST-FLOOR FRONT EXTENSION WITH 2ND FLOOR BALCONY

Location of Development
34 KINGS WALK SHOREHAM-BY-SEA WEST SUSSEX BN43 5LG

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 29th September 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
18/11/2014

ADUR DISTRICT COUNCIL
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Ref: AWDM/1264/14

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its prominent siting, positioned above the eaves line, and poorly integrated building materials, would appear visually obtrusive and incongruous, being harmful to the character and appearance of the immediate street scene, as well as the character of the host dwelling. As such the proposal would be contrary to Saved Adur Local Plan policy AH7, and the relevant 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. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

02. This refusal relates to the following drawings:-

Drawing No. GA02 titled Proposed Plans, Elevations and Section AA, date received 29-09-2014.