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Application Number AWDM / 0494/19
Appeal against Adur Council Planning Refusal

We are appealing against Adur Council refusal to grant planning permission for the two storey front extension (amended resubmission of AWDM/1931/18.

When our first application was refused, I arranged a meeting with Marie O'Keeffe from Adur's Planning Department to discuss the refusal and to show our amended plans, she agreed they were better and advised us to resubmit the amended plans but also told us the application would still be refused. Our understanding from the meeting concluded Adur Council will not allow a two storey extension to the front of our property, as this could set a precedence . We were disappointed as we hoped to have been given more guidance to overcome the refusal but the upshot was we were told we had the right to appeal after they refused the second application.

We moved into 13 Upper Kingston Lane in 1993 and have spent a lot of time, money and effort with improvements. The biggest problem we face is the little bedroom as it is unable to be used for an adult as it's far to small, the window on the side looks directly into our neighbours daughters bedroom which means we have to have the blind shut all the time. The flat roof above is badly designed which has always caused problems with leaks when we have heavy rain the neighbouring properties have the same issue.
The flat roof needs to be replaced so we thought it would be an ideal time to increase the bedroom size to try and make the tiny bedroom suitable for an adult to use. We have spoken with our neighbours on both sides of the road to make sure they were happy with the plans and they were astounded when they were told why we had been refused as our street has such a diversity of housing and did not agree the two storey extension would have an impact on the street.

**Reasons for Refusal by Adur Council**

*01. The proposed extension, by reason of its forward projection, does not respect or enhance local character and would result in a visually discordant form of development, detrimental to the appearance of the house and the wider street scene. The proposal is therefore contrary to policy 15 of the Adur Local Plan 2017, adopted Development Management Standard No.2 'Extensions and Alterations' and the relevant paragraphs of the National Planning Policy framework relating to good design.*

We do not agree with the Adurs Decision for the following reasons :-

The plans are respectful and enhance the property for modern day living and they do not result in a visually discordant form of development, detrimental to the appearance of the house and the wider street scene as the road has many different house designs, including a park and modern community hall. A caravan parked on someones drive would be more offensive to the appearance of the street.

The street / house is not listed or in a conservation area.

The house is not an unusual design.

Our row of houses have different brickwork, some are rendered ours is pebble dash the front gardens, driveways, windows and garden walls are all different as well as being painted different colours.

The extension has no impact on any other house and would blend in with the other houses.

No objections have been received

Other houses in the street have had two storey front extensions

From our lounge window you can see roof extensions which have been granted but has the same impact on the street view.

The extension will enable us to increase the bedroom size and remove the window thats looks directly into our neighbours daughters bedroom window.

The two storey extension would have little impact on the street or for our neighbours properties on both sides of the street.

If you have any queries please contact me on 07715 353403.

kind regards

Michelle Bradford

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PDF Files submitted with the appeal.

PDF1 - PDF 8 - Adur District Council Planning Applications

PDF - 9 Revised Plans & Photo shown at the meeting with Marie O'Keeffe to find a solution

PDF - 10 Photos showing housing diversity