Adur District Council

Planning, Regeneration and Wellbeing

Mr Roy C King
Chartered Building Surveyor
361 Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5NB

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1649/14

Details of Development
CONSTRUCTION OF FIRST FLOOR EXTENSION OVER GROUND FLOOR SIDE EXTENSION TO EAST ELEVATION

Location of Development
81 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

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 3rd December 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
06/01/2015

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/1649/14

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its size, form, unsympathetic detailing and proximity to the boundary would, in conjunction with the other alterations proposed, be out of keeping in scale, design and appearance to the existing dwelling and appear visually overbearing in relation to the neighbouring property, No.83, and the streetscene generally . The proposal would detract to an unacceptable extent from the visual amenities and residential environment of the locality thereby conflicting with the saved policies of the Adur District Local Plan (AG1, AH7).

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. For avoidance of doubt this refusal relates to the following drawings:-

Drawing no. 11,432/A - received 3rd Dec 2014
Rear elevation existing - received 3rd Dec 2014
Rear elevation proposed - received 3rd Dec 2014