Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0894/14

Details of Development
TWO-STOREY REAR EXTENSION.

Location of Development
27 HAWKINS ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TH

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 9th July 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
02/09/2014

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

Ref: AWDM/0894/14

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its excessive scale, bulk, mass and length, and two-storey height, together with its abutment to the shared boundary with the neighbour to the south-west (No 23 Hawkins Road), would harm the character of the original dwelling and result in a severe and unacceptable overbearing and overshadowing effect onto the rear habitable living space of the attached neighbour, to the detriment of their residential amenities. It would, therefore, fail to conform to the Core Planning Principles of the National Planning Policy Framework in seeking to secure a good standard of amenity for all occupants, locally expressed in Adur Saved Local Plan Policy AH7 and allied adopted SPG Development Control Standard No. 3 "Extensions and Alterations to Dwellings".

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 titled 27 Hawkins Road, date valid: 09-07-2014
Drawing titled 1-500, date valid: 09-07-2014
Drawing No. 10249-1a titled Proposed Extension, date valid: 09-07-2014