Adur District Council

Development Management

Mr Martin Critchley
Martin Critchley Architect
The Old Brewery
15E South Street
Havant
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PO9 1BU

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1611/15

Details of Development
TWO STOREY FRONT AND SIDE EXTENSION; DETACHED DOUBLE GARAGE WITH GLASS BALUSTRADE; RETAINING WALLS AND EXTENDED FORECOURT (PART RETROSPECTIVE)

Location of Development
6 MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5TH

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 10th November 2015.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
15/12/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/1611/15

SCHEDULE

Reasons for Refusal

01. The excessive amount of hard surfacing proposed would result in a visually alien, bleak and unsympathetic form of development for this downland edge location and would detract from the semi-rural character and appearance of the locality. The proposal is therefore contrary to Adur District Local Plan saved policy AH7, SPG Development Control Standard No. 3 and National Planning Policy Framework.

02. The volume of excavation involving the removal of the landscaped embankment and opening up of the site frontage has resulted in vastly denuded land levels and a loss of green enclosure that is out of keeping with, and seriously harmful to the distinctive semi-rural character of this road and is detrimental to the visual amenities of the wider locality. It thereby conflicts with Adur District Local Plan saved policy AH7, SPG Development Control Standard No. 3 and National Planning Policy Framework.

03. By reason of its poor design and massing the proposed extension to the dwelling will result in an unsympathetic composition and one that does not respect the proportions of the existing dwelling in this elevated situation and would detract from the visual amenities of the locality. It is therefore contrary to Adur District Local Plan saved policy AH7, SPG Development Control Standard No. 3 and National Planning Policy Framework.

04. The scale, massing and position of the proposed extension, together with the number of proposed windows to the south elevation, will give rise to an unacceptable degree of overbearing and overlooking onto the neighbouring residential property, no. 4 Mill Hill, resulting in a loss of residential amenities of that property. The proposal is thereby contrary to Adur District Local Plan saved policy AH7, SPG Development Control Standard No. 3 and National Planning Policy Framework.

05. Having regard to the excessive amount of hardstanding proposed combined with the topography of surrounding land the Council is not satisfied that the proposal makes adequate provision for draining surface water run-off within the site and will result in surface water discharging onto the public highway, which would likely lead to increased risk of flooding to residents further to the south in Mill Hill. The proposal is thereby contrary to Adur District Local Plan saved policy AP4 and National Planning Policy Framework.