Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham By Sea
West Sussex
BN43 5WF

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0204/15

Details of Development
SINGLE-STOREY EXTENSION TO SOUTH ELEVATION TO PROVIDE GARAGE

Location of Development
2 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YG

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 February 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
16/03/2015

Adur District Council
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Ref: AWDM/0204/15

SCHEDULE

Reasons for Refusal

01. The proposed garage, by reason of its size, form, and forward siting at the southern boundary would introduce an unduly obtrusive form of development that would be out of keeping with and harmful to the street scene and would detract to an unacceptable extent from the visual amenities 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 discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

02. This decision relates to the following submitted plans:

Drawing no. 05 - Location and block plan, drawing no. 01 - existing plans and elevations and drawing no. 02 Rev A - proposed plans, elevations and section, all received 9/2/15.