Adur District Council

Development Management

Roger Fagg Architect Ltd
14C Fourth Avenue
Hove
East Sussex
BN3 2PH

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0128/15

Details of Development
ROOMS IN ROOF WITH REAR FLAT ROOF DORMER WITH 5 ADDITIONAL ROOFLIGHTS AND SUN PIPE. RE-SUBMISSION OF AWDM/1418/14.

Location of Development
1 HIGHVIEW SOMPTING LANCING WEST SUSSEX BN15 0QW

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 29th January 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
17/03/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: AWDM/0128/15

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that the scale, design and awkward high position of the rear dormer extension would dominate the rear roof slope of the dwelling. The proposed dormer extension would not relate sympathetically to the scale or appearance of the existing dwelling. The development would detract from the character of the existing dwelling constituting a visually dominant and intrusive form of development that would be detrimental to the street scene and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the Local Development Framework.

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

Drawing No: RFA 14/313/12, Title: Location & Block Plans, Date received: 29th January 2015
Drawing No: RFA 14/313/01, Title: Existing Ground Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/02, Title: Existing First Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/15, Title: Existing Second Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/12, Title: Existing Flank Elevation South, Date received: 29th January 2015
Drawing No: RFA 14/313/05, Title: Existing Front & Rear Elevations, Date received: 29th January 2015
Drawing No: RFA 14/313/11A, Title: Proposed Ground Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/09, Title: Proposed First Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/08B, Title: Proposed Second Floor Plan, Date received: 29th January 2015
Drawing No: RFA 14/313/06, Title: Proposed Front & Rear Elevations, Date received: 29th January 2015
Drawing No: RFA 14/313/07B, Title: Proposed Flank Elevation South, Date received: 29th January 2015
Drawing No: RFA 14/313/17A, Title: Existing & Proposed Flank Elevations North, Date received: 29th January 2015
Title: Proposed photograph visualisation, Date received 3rd March 2015