Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1109/13

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham
BN43 5EG

Details of Development
AMENDMENTS TO ROOF DESIGN OF THE TWO NEW DWELLINGS EXTENDING SIDE HIPS INTO BARN ENDS AND INCREASE IN RIDGE HEIGHT OF 1150MM TO PROVIDE STORAGE WITHIN ROOFSPACE (AMENDMENT TO AWDM/0754/13)

Location of Development
111 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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 October 2013.

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
05/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposed dwellings, by reason of their height, scale, bulk and roof form, would be out of keeping with existing dwellings in the immediate vicinity of the site and detrimental to the character and appearance of the street scene in this part of Old Fort Road. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

02. The proposed dwellings, by reason of their height, scale, bulk and roof form, would be overbearing and detrimental to the residential amenities of the neighbouring dwellings resulting in loss of light and an increased sense of enclosure. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy 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.