Adur District Council

Development Management

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
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PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1537/15

Details of Development
ROOMS IN ROOF WITH HALF-HIPPED SIDE GABLES AND REAR DORMERS TO NOS. 6 AND 8 CHURCH LANE.

Location of Development
6 CHURCH LANE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4GD

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 3rd 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
24/12/2015

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The proposed enlarged new roof would, by reason of its top heavy and bulky form and appearance, conflict with the harmonious design consistency of the row of buildings and consequentially harm the character and appearance of Church Lane, a street that positively contributes toward the special qualities of the Conservation Area. The proposal therefore conflicts with Adur District Local Plan policies AB4, AB5, and AH7 and allied Development Control Standard No. 3 Extensions and Alterations to Dwellings and relevant paragraphs of the National Planning Policy Framework's emphasis on securing high quality design and safeguarding heritage assets.

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 refusal relates to the following drawings:-

Drawing titled OS Mastermap date valid 03-11-2015
Drawing titled 1-500 date valid 03-11-2015
Drawing No. 10559-joint2 titled Proposed Joint Loft Conversion date received 07-12-2015