Adur District Council

Development Management

Mr Alastair Dodd
ADC Ltd
72A Beaconsfield Road
Brighton
East Sussex
BN1 6DD

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0805/15

Details of Development
PART TWO STOREY AND PART SINGLE STOREY EXTENSION TO SIDE (EAST) ELEVATION.

Location of Development
93 OLD SHOREHAM ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4RD

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 5th June 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
01/09/2015

Adur District Council
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Ref: AWDM/0805/15

SCHEDULE

Reasons for Refusal

01. The proposed side extension is unacceptable in that it results in a development which would be significantly detrimental to the residential amenities of the occupiers of the adjacent property No. 1 Lower Drive. The extension, due to its height, massing and close proximity would be excessively overbearing and oppressive and worsen the existing overshadowing effect to an unacceptable extent. It is therefore contrary to saved Policy AH7 of the Adur District Local Plan and the Council's SPG 'Extensions and Alterations to Dwellings'.

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. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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

Drawing no. ADC750/BP Rev A – Block Plan, received 18th Aug 2015
Drawing no. ADC750/LP – Location Plan, received 5th June 2015
Drawing no. ADC750/04 Rev B – Proposed Plan, received 4th Aug 2015
Drawing no. ADC750/05 Rev B – Proposed Elevations, received 4th Aug 2015
Drawing no. ADC750/06 – Existing Plans, received 5th June 2015
Drawing no. ADC750/07 –Existing Elevations, received 5th June