Adur District Council

Development Management

Mr Ben Whitby
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/0384/15

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

Location of Development
39 SAXONS SHOREHAM-BY-SEA WEST SUSSEX BN43 5JE

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 16th March 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
08/05/2015

Adur District Council
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SCHEDULE

Reasons for Refusal

01. The proposed extension by reason of its large size would be out of keeping in scale and appearance with the existing building. It would result in an unneighbourly form of development which would restrict outlook and aspect to the adjacent dwellings and is therefore detrimental to the visual and residential amenities of the locality. If permitted the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings within the cul-de-sac, the cumulative effect of which would spoil the existing character and appearance of the area resulting in overdevelopment. The proposed development is therefore contrary to policy AH7 of the Adur District Local Plan and the NPPF.

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. 05 Block and Location plan existing- received 16th March 2015
Plans and elevations as proposed - received 27th April 2015