Adur District Council

Planning, Regeneration and Wellbeing

Mrs Courteney Boxall
7 Hawkins Road
Shoreham-By-Sea
West Sussex
BN43 6TJ

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0699/14

Details of Development
SINGLE STOREY PITCHED ROOF REAR EXTENSION WITH RAISED STEPS.

Location of Development
7 HAWKINS ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TJ

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 30th May 2014.

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
10/07/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/0699/14

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its position, height and bulk would lead to poor outlook and unacceptable loss of natural light for the purposes of the neighbouring property at no. 9 Hawkins Road and would thereby conflict with Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, the Councils Supplementary Planning Guidance, 'Extensions & Alterations to Dwellings' and the National Planning Policy Framework 2012.

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 decision relates to drawing nos: 7HR/01, 7HR/02, 7HR/04, 7HR/05 Rev A and 7HR/06 received 30/05/14 and 7HR/03 Rev A received 1/7/14.