Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley
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PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0248/13

Details of Development
RETROSPECTIVE CONSENT FOR REPLACEMENT WINDOWS

Location of Development
FLAT 2 32A EAST STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5ZD

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 12th June 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
07/08/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. Due to the modern materials used and their insensitive design, the replacement windows detract from the traditional appearance of the building and fail to preserve or enhance the character or appearance of the Shoreham Conservation Area. They are detrimental to the special historic character of the street scene and the setting of the grade I listed Church of St Mary de Haura. The development is therefore contrary to saved policies AB4, AB6 and AB11 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.