Adur District Council

Development Management

Mr Terry Rickards
TVR Designs
39 The Gardens
Southwick
West Sussex
BN42 4AP

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0154/15

Details of Development
REAR EXTENSION AT SECOND-FLOOR LEVEL WITH JULIET BALCONY OVER EXISTING FLAT-ROOFED REAR EXTENSION.

Location of Development
17 WHITEROCK PLACE SOUTHWICK BRIGHTON WEST SUSSEX BN42 4AG

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 20th February 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
09/04/2015

Adur District Council
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Ref: AWDM/0154/15

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that the scale, design and increased bulk of the proposed extension over the existing rear additions would relate unsympathetically to the modest proportions of this mid-terrace property and create further unbalance to the extensions at the rear of the property. The extension would also cause harm to the amenity of the occupiers of the neighbouring property 19 Whiterock Place by having an overbearing effect and causing a loss of light and outlook to the adjacent windows. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the National Planning Policy Framework.

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

Drawing No: 1767, Title: Location Plan, Date received: 20th February 2015
Drawing No: 1767, Title: Block Plan, Date received: 20th February 2015
Drawing No. 1767/01. Title: Existing Floor Plans, Date received: 20th February 2015
Drawing No. 1767/02. Title: Proposed Second Floor Plans, Date received: 20th February 2015
Drawing No. 1767/03. Title: Existing & Proposed Elevations, Date received: 20th February 2015
Drawing No. 1767/04. Title: Proposed Side (West) Elevation, Date received: 20th February 2015