Adur District Council

Development Management

Mr G And Mrs M Goodwin
24 Mill Lane
Shoreham-By-Sea
West Sussex
BN43 5AG

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1815/14

Details of Development
SINGLE STOREY FLAT ROOF SIDE EXTENSION

Location of Development
24 MILL LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AG

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 19th January 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
12/05/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. The proposed extension by reason of its width, bulk and proximity to the easterly boundary of the site would be poorly related in visual terms to the scale and appearance of the existing dwelling and would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1 and AH7 of the Adopted Adur District Local Plan 1993-2006, 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. 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:-

Unnumbered Location Plan, Date received: 19th January 2015
Unnumbered Site Plan, Date received 19th January 2015
Drawing No: 1 Rev A, Proposed Ground Floor Plan, Date received: 19th January 2015
Drawing No. 2 Rev A, Proposed Front Elevation Plan, Date received: 19th January 2015
Drawing No. 3 Rev A, Proposed Rear Elevation Plan, Date received: 19th January 2015
Drawing No. 4 Rev A, Proposed Eastern Side Elevation Plan, Date received: 19th January 2015
Drawing No. 5 Rev A, Existing Ground Floor Plan, Date received: 19th January 2015
Drawing No. 6 Rev A, Existing Rear Elevation Plan, Date received: 19th January 2015
Drawing No: 7 Rev A, Existing Eastern Side Elevation Plan, Date received: 19th January 2015
Drawing No. 8, Existing Front Elevation Plan, Date received: 19th January 2015