Adur District Council

Development Management

Mr Mark Alford
Mark Alford Design
Heatherlands
Braken Lane
Storrington
West Sussex
RH20 3HS

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1482/15

Details of Development
TWO STOREY SIDE EXTENSION TO NORTH ELEVATION PLUS HIP TO GABLE ROOF EXTENSION AND REAR DORMER

Location of Development
3 ERRINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NQ

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 October 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
18/01/2016

Adur District Council
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Ref: AWDM/1482/15

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its size, prominence and position on the boundary, would be contrary to the Council's supplementary planning guidance on residential extensions (Development Control Standard No.3), and would be out of character with and harmful to the street scene. The proposal is therefore contrary to saved policy AH7 of the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework relating to good design.

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:-

    Location Plan received 12 October 2015
    Drawing No. 15171/P102 rev P4 received 14 December 2015
    Drawing No. 15171/P103 rev P3 received 14 December 2015