Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0814/11

John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Details of Development
RETROSPECTIVE APPLICATION FOR CONVERSION OF GROUND FLOOR TO SELF CONTAINED FLAT.

Location of Development
142 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LN

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 18th October 2011.

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
23/02/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The application site lies within Flood Zone 3 defined by Planning Policy Statement 25 – "Development and Flood Risk" (PPS25) as having a high probability of flooding. In the absence of an FRA, the flood risks resulting from the proposed development are unknown, and an informed decision on the proposed development cannot therefore be made. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.