ADUR
DISTRICT COUNCIL

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Development Control

PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0358/10**

Mr Luke Carter
Lewis and Co Planning
Paxton Business Centre
Portland Road
Hove
East Sussex
BN3 5SG

Details of Development
DEMOLITION OF EXISTING HOUSES (NO'S 4 AND 6) AND ERECTION OF 14 NEW DWELLING UNITS COMPRISING 9 FLATS IN 2 THREE-STOREY BLOCKS (4 TWO-BEDROOM, 4 ONE-BEDROOM AND 1 STUDIO) AT THE NORTH END OF THE SITE AND 5 TWO-STOREY HOUSES (4 SEMI-DETACHED THREE-BEDROOM AND 1 DETACHED TWO-BEDROOM) SERVED BY NEW ACCESS ROAD OFF END OF SERVICE ROAD AND 23 CAR PARKING SPACES

Location of Development
4 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QT

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 5th October 2010.

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

Dated this 7th day of December 2010

SCHEDULE

Reasons for Refusal

01. The proposed development, by reason of the increased number of traffic movements associated with the proposed dwellings, would compromise the safety and free flow of traffic travelling along the heavily-trafficked A27 trunk road and not accord with guidance in PPG13.

02. The proposed development would not provide satisfactory living conditions for the occupants by reason of the proposed two blocks of flats being sited too close to the highway where they would be exposed to unacceptable levels of traffic noise and pollution, contrary to PPS23 and PPG24.

03. The proposal constitutes undesirable intensification of residential development at a density which would be out of keeping and incompatible with existing development in the locality and which would be detrimental to the residential environment, contrary to policies AG1 and AH2 of the Adur District Local Plan.

04. There is no evidence that the necessary contribution would be made to improvements to sustainable transport to offset the effects of the travel and infrastructure demands generated by the proposed dwellings, as required by the Revised West Sussex Parking Standards and Transport Contributions Methodology.