Adur District Council

Planning, Regeneration and Wellbeing

Mr Brian Elstone
Brian Elstone Surveying Services Ltd
14 Sutton Avenue
Rustington
West Sussex
BN16 2ET

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0016/14

Details of Development
DEMOLITION OF EXISTING WORKSHOP AND CONSTRUCTION OF GARAGE/WORKSHOP ACCESSED VIA LANE TO THE EAST.

Location of Development
LITTLE VINES WEST STREET SOMPTING LANCING WEST SUSSEX

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 11th February 2014.

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
04/04/2014

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

Ref: AWDM/0016/14

SCHEDULE

Reasons for Refusal

01. The proposal would by reason of its design, size and siting appear visually anomalous and obtrusive and erode and fragment a vital part of the rural fringe in the countryside and green infrastructure and harm the characterful rural setting of Sompting Village Conservation Area. Accordingly it conflicts with Saved Adur Local Plan Policies; AC1 and AC4 and The National Planning Policy Framework and fails to qualify as sustainable development.

Informatives / Notes to Applicant

01. This decision has been made with reference to the following plans and documents submitted on 11th February 2014 :-

    Drawing No. 1107-002 Revision A - Site Plan
    Drawing No. 1107-002 - Existing Building on Site
    Drawing No. 1107-001 - Initial Proposals - Building Plan and Elevations
    Un-numbered Site Plan Annex Showing Access Track
    Existing Photographs
    Access Agreement Sompting Settlement
    Design and Access Statement