The Planning Inspectorate

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Mrs D Aylmore
Adur District Council
Planning & Development Services
Department
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN4 6PR

Your Ref: ADC/0297/09

Our Ref: APP/Y3805/A/09/2118234/NWF

Date: 21 July 2010

Dear Mrs Aylmore

Town and Country Planning Act 1990
Appeal by Mr Rex Fuller
Site at 21 Halewick Lane, Sompting, Lancing, BN15 0ND

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 0207 947 6655.

Yours sincerely

Amanda Baker

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You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

Appeal Decision

Site visit made on 6 July 2010

by J M Trask BSc (Hons) CEng MICE

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date:
21 July 2010

Appeal Ref: APP/Y3805/A/09/2118234
21 Halewick Lane, Sompting, West Sussex BN15 0ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr R Fuller against the decision of Adur District Council.
- The application Ref ADC/0297/09, dated 29 July 2009, was refused by notice dated 10 September 2009.
- The development proposed is the demolition of the existing bungalow and garage and erection of 3 detached dwellings with 6 parking spaces and landscaping.

Decision

1. I dismiss the appeal.

Main issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The application was for outline planning permission with all matters reserved. The proposal was accompanied by drawings showing some details of the reserved matters and I regard the details shown as being for illustrative purposes only in my assessment of the scheme.

4. The appeal site is in a residential area, on the same side of the road to the north of the site there are semi-detached houses while to the south there are semi-detached bungalows and chalet bungalows. In the wider area dwellings are generally semi-detached, although there are some other types of properties including a few detached chalet bungalows further to the south, a detached house further to the north and a small estate of detached houses in a cul-de-sac at the north end of Halewick Lane. The dwellings along the road are set back from the highway edge with significant spaces between buildings which contributes to the open character and appearance of the area.

5. The proposal would result in 3 plots that would be narrower than other plots in the area and, while I acknowledge that the details provided are illustrative, it seems to me that the dwellings would be likely to be close to the plot boundaries. A cat slide roof could be incorporated to the front, as shown on the drawings, to reduce the prominence of the buildings and the roof shape could reflect the surrounding hipped roofs, but given the width of the plots this is likely to result in a pyramidal shape which would be an unusual feature in the area. While the houses could be set back from the edge of the highway this

may result in the house on the northern plot projecting back some distance from the rear of the neighbouring house. I note that historically the plot had a north/south layout but it now has a frontage to the east and while it is a unique plot, any future development needs to reflect the current surroundings. Taking account of all the above factors I conclude that the proposal for 3 dwellings on the site would result in a development that would appear cramped in relation to its surroundings and this would detract from the open character and appearance of the area. The proposal conflicts with the requirements of the development plan, in particular Policies AG1 and AH2 of the Adur District Local Plan which aim to protect the local urban environment.

6. The appellant has referred to the efficient use of land for housing in accord with national guidance. However, I have seen no evidence of a need for housing sufficient to outweigh the harm and the conflict with the development plan that I have identified.

7. For the reasons given above I conclude that the appeal should be dismissed.

J M Trask

INSPECTOR