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/0407/10**

Alan Scarratt
33 Hurley Road
Worthing
BN13 2PA

Details of Development
DEMOLITION OF CHALET BUNGALOW AND ERECTION OF PAIR OF SEMI-DETACHED THREE-BEDROOM CHALET BUNGALOWS

Location of Development
411 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JX

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 19th November 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 13th day of January 2011

SCHEDULE

Reasons for Refusal

01. The site is of inadequate size to be able to provide the proposed 2 dwellings with sufficient rear garden space and adequate space for both parking and turning of vehicles. Consequently, the proposal would be overdevelopment of the site, with a deficient standard of residential amenity and poor living conditions for the occupants, also likely to cause detriment to highway safety, and is contrary to policy AH2 of the Adur District Local Plan.

02. The increase in use of the access and potential reversing movements onto the highway would add to the hazards of road users to an unacceptable degree. The site cannot accommodate adequate facilities to enable vehicles to both park and turn on site in order to enter and exit the site in a forward gear.

03. The site is at risk of flooding being within flood zone 3B and the submitted Flood Risk Assessment does not comply with the requirements of PPS25 in that it fails to consider the effect of a range of flooding events including extreme events on people and property; take into account climate change; propose suitable mitigation to protect the development from the 1 in 200 year (plus climate change) flood event; show how safe access/egress will be achieved; and consider the requirement for emergency flood warning and evacuation.