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/0567/07

Alan Scarratt Architectural Services
33 Hurley Road
Worthing
West Sussex

Details of Development
DEMOLITION OF REAR CONSERVATORIES AND GARAGE AND ERECTION OF ATTACHED TWO-STOREY BLOCK OF 4 ONE-BEDROOM APARTMENTS WITH 5 PARKING SPACES INCL. NEW ACCESS TO LECONSFIELD ROAD

Location of Development
117 - 119 SOMPTING ROAD LANCING WEST SUSSEX BN15 9LG

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 17th September 2007.

The reasons for the Council's decision to refuse to permit the development are stated on the attached schedule.

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

Dated this 6th day of November 2007

SCHEDULE

Reasons for Refusal

01. The proposal would constitute an 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 environment, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in loss of light, loss of privacy and an overbearing effect on existing dwellings, and conflicting with the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

03. The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

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 West Sussex Transport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan.