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/0181/07

Strutt And Parker
201 High Street
Lewes
BN7 2NR

Details of Development
4 DETACHED DWELLINGS (3 FOUR-BEDROOM HOUSES AND 1 THREE-BEDROOM CHALET BUNGALOW) WITH INTEGRAL GARAGES, ACCESS DRIVE AND TURNING AREA

Location of Development
LAND TO REAR OF 6 FAIRVIEW ROAD 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 27th March 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.

[redacted]

Peter Davies
Head of Planning and Community

Dated this 2nd day of May 2007

SCHEDULE

Reasons for Refusal

01. Having regard to the steeply rising ground level above Fairview Road combined with the layout, density and height of the proposed built development, the proposals would be out of keeping and unsympathetic, causing significant detraction from the existing distinctively semi-rural residential environment of the locality with loss of character and sense of place. The proposals are consequently contrary to the policies of the Adur District Local Plan (AG1, AH2) the West Sussex Structure Plan (LOC1, CH1, DEV1) and the Adur Development Plan Submission Core Strategy (ENV5 and ENV10).

02. The proposals would result in the loss of an excessive number of trees which form an essential component of the local character of the locality, contrary to the policies of the Adur District Local Plan (AB24-25), the West Sussex Structure Plan (CH1, DEV1) and the Adur Development Plan Submission Core Strategy (ENV5).

03. There is insufficient information to demonstrate that the proposed dwellings would be sustainable by achieving efficient environmental performance (at least level 3 of the Code for Sustainable Homes) as required by policy ENV4 of the Adur Development Plan Submission Core Strategy.

04. There is no evidence that the necessary contribution would be made to improvements to sustainable transport in the area, to offset the effects of the travel 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 and T3 of the Adur Development Plan Submission Core Strategy.