Adur District Council

Planning, Regeneration and Wellbeing

T Cording
140 High Street
Steyning
BN44 3LH

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0847/11

Details of Development
DEMOLITION OF EXISTING HOUSE AND REDEVELOPMENT WITH THREE-STOREY BLOCK OF 9 FLATS RETAINING EXISTING ACCESS WITH PARKING FOR 4 CARS AND 10 CYCLES (OUTLINE WITH DETAILS OF ACCESS, LAYOUT AND SCALE)

Location of Development
147 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JA

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 25th October 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
19/12/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The height and depth of the building results in a development which is out of proportion with the size of the plot and out of keeping with existing development. It would therefore represent an overdevelopment of the site which would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with saved policies AG1 and AH2 of the Adur District Local Plan

02. The size of the building and number of proposed flats results in a cramped form of development which would provide inadequate amenity space and a substandard level of accommodation, contrary to policy AH2 of the Adur District Local Plan, DC Standard No.2 and the Council's Good Practice Guidance Note: Internal Space Standards for New Homes

03. The proposed building, by reason of its height and proximity to the rear boundary, would result in overlooking to the detriment of the residential amenities of the adjoining pair of bungalows, contrary to policies AG1 and AH2 of the Adur District Local Plan

04. The proposal does not make provision for adequate visibility at the junction of the access with public highway and would be detrimental to highways safety.

05. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the local planning authority which is likely to result in standing vehicles which would interrupt the free flow of traffic on the public highway to the detriment of highway safety, contrary to the Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003, amended 2010)

06. The proposal would be detrimental to highway safety in that it does not incorporate adequate facilities to enable vehicles to turn on the site and so enter and leave the highway in forward gear