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/0626/07

R J Reynolds Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

Details of Development
DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY 'FLOOD RESISTANT' HOUSE

Location of Development
OLD SALTS NURSERY OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JQ

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 11th October 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 December 2007

SCHEDULE

Reasons for Refusal

01. The site lies outside the built-up area as defined in the Adur District Local Plan and the proposed replacement dwelling, being excessive in size and unrelated to the needs of agriculture or forestry, conflicts with the policies of the West Sussex Structure Plan (LOC2) and the Adur District Local Plan (AG1, AC1) which seek to protect the countryside and ensure that new development is kept to a minimum.

02. The site lies within the "Strategic Gap" of open land between the built-up areas of Shoreham and Lancing and the proposal would conflict with the policies of the West Sussex Structure Plan (CH3) and the Adur District Local Plan (AC4) which seek to maintain a particularly strong presumption against development such as that proposed in strategic gaps between built-up areas in order to retain their open character, prevent the coalescence of settlements and retain their separate identities.

03. The proposal, by reason of its excessive scale, constitutes a visual intrusion in the countryside which would be out of keeping with and detrimental to the rural character and appearance of the locality, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1).