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/0309/09**

Mr Gordon F Dixon
19 Derwent Drive
Goring By Sea
Worthing
West Sussex
BN12 6LA

Details of Development
2 DETACHED DWELLINGS AT REAR OF EXISTING DWELLINGS (NO'S 6 AND 8 FAIRVIEW RD) WITH ACCESS AND PARKING SPACES (OUTLINE WITH ALL DETAILS RESERVED)

Location of Development
LAND TO REAR OF 6 - 8 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 6th August 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 16th day of September 2009

SCHEDULE

Reasons for Refusal

01. The submitted illustrative plans do not demonstrate that this largely wooded site with its steeply rising ground level above Fairview Road can accommodate 2 dwellings without 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 not in accordance with the policies of the Adur District Local Plan (AG1, AH2), the South East Plan (SCT1, CC6, BE1) and PPS3.

02. The proposals are likely to lead to the loss of an excessive number of trees subject to Tree Preservation Order which form an essential component of the local character of the locality, contrary to policy AB25 of the Adur District Local Plan.

03. 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.