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/0315/08

Mr I Salter
A J Salter And Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Details of Development
6 ONE-BEDROOM FLATS WITH 6 CAR PARKING SPACES, CYCLE STORE AND BIN STORE

Location of Development
LAND TO WEST OF PENNCROFT ELM GROVE 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 10th June 2008.

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 29th day of July 2008

SCHEDULE

Reasons for Refusal

01. The proposed building would be out of keeping with and detract from the character and appearance of Elm Grove being too large and imposing for the limited depth of the site and excessively close to the front and rear boundaries, contrary to the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

02. The proximity of the building to the rear boundary of the site, where there is currently a tall coniferous hedge on the neighbouring property, would result in a poor standard of amenity for the proposed north-facing flats by reason of inadequate outlook and daylighting, contrary to the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2).

03. There is no indication that the necessary contribution would be made to improvements to sustainable transport infrastructure to offset the effects of the travel demands generated by the proposed flats as required by the West Sussex Transport Contributions Methodology and policies DEV4-5 of the West Sussex Structure Plan.