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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/0075/08

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Details of Development
CONVERSION OF GARAGES AND STORES TO RECREATIONAL ROOMS

Location of Development
68 - 70 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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 4th February 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.

Keith Morgan
Planning Services Manager

Dated this 31st day of March 2008

SCHEDULE

Reasons for Refusal

01. On account of the very low-lying level of the land, in the absence of contrary evidence provided by a flood risk assessment undertaken in accordance with PPS25, the proposal would be likely to result in an increase in the number of people at direct risk of flooding, contrary to policy ERA4 of the West Sussex Structure Plan 2001-2016 and PPS25.