TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

SITE LOCATION:

Brethrens Meeting Hall, Fronting Private Road , East of First Avenue, Lancing, West Sussex, BN15 9QF

PROPOSAL:

Demolition of Meeting Hall and Erection of 2 Semi-Detached Bungalows and 1 Detached Chalet Bungalow (Outline, Including Access and Layout Details)

LPA Ref. - ADC/0095/09

Appeal Ref. - APP/Y3805/A/09/2109215/NWF

SUMMARY OF CASE



DW PLANNING 59 SADLERS WAY RINGMER EAST SUSSEX BN8 5HG

SUMMARY OF CASE

1.1 The Appeal site lies within a built-up area, where national, regional and local planning policies encourage sustainable development, and making the most effective use of previously-developed land at the higher densities commensurate with surrounding development.

1.2 The proposals are consistent with other planning policies in the development plan.

1.3 There would be no adverse impacts upon any interests of acknowledged importance were this Appeal to be allowed.

1.4 The current proposals adequately address the reasons for refusal under ref. ADC/0381/07, and the subsequent Appeal decision thereon.

1.5 All in all, therefore, there appear to be no sound or clear-cut policy reasons to warrant rejection of this application – the proposals are consistent with PPS 3 and development plan policies regarding making efficient use of built-up area sites at densities commensurate with the character of area.

1.6 The site is not within a Conservation Area, nor any other area of particular character which warrants special policy protection; indeed, the area may be described as somewhat nondescript in appearance, comprising as it does a mix of dwelling types, styles, plot sizes and densities.

1.7 Many examples of similar redevelopment schemes are to be found in the vicinity, and the current scheme represents a sensible compromise between the character and appearance of the street scene; the amenities of adjoining properties; and the efficient use of land within a defined built-up area.

1.8 Far from representing *"over-development"* and an *"unneighbourly"* form of development, the Appeal proposals are considered by the Appellant – and also, critically, the LPA`s own Planning Officers - to be entirely compatible with, and sympathetic to, the character and appearance of the locality, and at a similar density.

1.9 Equally, the proposals would not have any adverse impacts upon the residential amenities and environment of the locality, nor any loss of privacy or any overbearing effect on existing dwellings – again as accepted by the LPA`s professional advisers.

1.10 As such, there are **NO** conflicts with the relevant planning policies in this case – AG1 and AH2.

1.11 Having regard to all the above, the Appellants` request that their Appeal be **ALLOWED**.