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/0055/10**

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

Details of Development
REDEVELOPMENT WITH FOUR-STOREY BLOCK OF 11 SELF-CONTAINED FLATS (4 ONE-BEDROOM AND 7 TWO-BEDROOM) 11 CAR AND 8 CYCLE PARKING SPACES (OUTLINE WITH DETAILS OF ACCESS, LAYOUT AND SCALE)

Location of Development
LAND AT 60 TO 66 BUSTICLE LANE SOMPTING 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 30th March 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 26th day of May 2010

SCHEDULE

Reasons for Refusal

01. The proposed block of flats, by reason of its excessive height and scale in relation to neighbouring bungalows and to the size of the site, would be out of keeping with existing dwellings which characterise the immediate locality and result in overdevelopment and an overbearing impact that would be detrimental to the visual and residential amenities of the area, contrary to policies AG1 and AH2 of the Adur District Local Plan and CC6 and BE1 of the South East Plan.

02. Until a section 106 Obligation is completed, there is insufficient evidence that the necessary contributions 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, and to education, library and fire/rescue infrastructure to offset the demands placed on those services by the proposed development, as required by supplementary planning guidance 'The Provision of Service Infrastructure Related to New Development in West Sussex -Part 1' and by policies AG3 of the Adur District Local Plan and CC7 of the South East Plan.