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/0334/07

Mr T Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

Details of Development
DEMOLITION OF 57 AND 59 BOUNDSTONE LANE AND ERECTION OF 13 FLATS (9 X 2 BED AND 4 X STUDIO) TOGETHER WITH ASSOCIATED CAR PARKING, BIN AND CYCLE STORES AND WIDENED ACCESS

Location of Development
57 BOUNDSTONE LANE SOMPTING LANCING WEST SUSSEX BN15 9QR

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 5th July 2007.

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 3rd day of October 2007

SCHEDULE

Reasons for Refusal

01. The proposal is unacceptable in that it is out of keeping in design, form and scale with the existing environmental character of the locality and, together with the proportion of the site that would be covered with hardstanding and the number of flats proposed, it would be an overdevelopment of the site, conflicting with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

02. Having regard to the limited area of the site and its relationship to existing dwellings, the scale and proximity of the proposed development would be unneighbourly and detrimental to the residential amenities and environment of the adjacent dwellings, thereby conflicting with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

03. There is no evidence that the necessary contribution would be made to improvements to sustainable transport to offset the effects of the travel and infrastructure demands generated by the proposed dwellings, as required by the West SussexTransport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan.