ADUR DISTRICT COUNCIL

Mr James Breckell
James Breckell Architects
89 Old Fort Road
Shoreham by Sea
BN43 5HA

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1473/23

Details of Development
DEMOLITION OF A SINGLE DWELLING-HOUSE, CREATION OF NEW ONSITE ACCESS ROAD AND ERECTION OF 3 DETACHED BUNGALOWS.

Location of Development
LAND TO THE NORTH OF 20 TO 40 FIRLE ROAD 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 24th October 2023.

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

G Peck

Gary Peck
Planning Services Manager
30/07/2024

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed development by virtue of its scale, siting, and necessary remodelling of the land would fail to reflect the prevailing character of the area (including the adjacent National Park) and would have therefore have an adverse impact upon the character of the area. The proposal therefore conflicts with guidance contained within the National Planning Policy Framework, advice within the Planning Practice Guidance and policy 15 of the Adur Local Plan 2017.

02. It has not been demonstrated to the satisfaction of the Local Planning Authority, including via the lack of detailed landscaping proposals that the development ensures the protection, conservation, and where possible, enhancement of biodiversity and that any adverse effects of the development upon the Local Wildlife Site can be adequately mitigated. The proposal therefore fails to comply with policy 31 of the Adur Local Plan 2017.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
EXISTING & PROPOSED LOCATION PLAN	465/01A	08.07.2024
AERIAL PHOTO & TITLE DEED BOUNDARY		08.07.2024
DIGITAL SURVEY PLAN	465/02A	08.07.2024
FURTHER ECOLOGY REVIEW	CT ECOLOGY LTD	08.07.2024
AGENTS LETTER ADDRESSING POINTS RAISED		08.07.2024
OS MAP & TITLE DEED BOUNDARY		08.07.2024
VEHICLE TRACKING	11764/2200	15.07.2024
PROPOSED BLOCK PLAN	465/03B	15.07.2024
PROPOSED SITE PLAN	465/04A	15.07.2024
PROPOSED CUT & FILL SITE PLAN	465/08A	05.03.2024
SITE SECTIONS (Y-Y, Z-Z)	465/09	05.03.2024
SITE SECTIONS (W-W, X-X)	465/10	05.03.2024
GTA 1 in 10 LAYOUT		05.03.2024
AIA & METHOD STATEMENT		31.10.2023

Reference/Drawing Number	Version	Date Rec
ARBORICULTURAL IMPACT ASSESSMENT		24.10.2023
PROPOSED LANDSCAPING PLAN		27.03.2024
SOUTHERN TESTING REPORT	J13484	12.12.2023
GEOLOGY ASSESSMENT	J14985	12.12.2023
PROPOSED OWNERSHIP & MAINTENANCE PLAN		27.03.2024
BASELINE CONDITION ASSESSMENTS		27.03.2024
ECOLOGY RESPONSE		27.03.2024
BUNGALOW 1 PROPSED PLANS & ELEVATIONS	465/05	24.10.2023
BUNGALOW 2 PROPSED PLANS & ELEVATIONS	465/06	24.10.2023
BUNGALOW 3 PROPSED PLANS & ELEVATIONS	465/07	24.10.2023
D & A STATEMENT		24.10.2023
TRANSPORT ASSESSMENT		24.10.2023
GROUND LEVEL TREE ASSESSMEMT	22014	24.10.2023
ECOLOGY REPORT	22014	24.10.2023
BIODIVERSITY REPORT	22014	24.10.2023
BAT & BADGER SURVEY		24.10.2023
DRAINAGE REPORT		24.10.2023

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the

enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).