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/0064/09**

Mr David Collins
Collins Planning Services Ltd
4 Yeomans
Ringmer
Lewes
BN8 5EL

Details of Development
DEMOLITION OF EXISTING THREE-BEDROOM BUNGALOW AND ERECTION OF FOUR-BEDROOM TWO-STOREY HOUSE

Location of Development
OLD SALTS NURSERY OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JQ

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 17th February 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 8th day of April 2009

SCHEDULE

Reasons for Refusal

01. The site lies outside the built-up area as defined in the Adur District Local Plan and the proposed replacement dwelling, being excessive in size and unrelated to the needs of agriculture or forestry, conflicts with the policies of the West Sussex Structure Plan (LOC2) and the Adur District Local Plan (AG1, AC1) which seek to protect the countryside.

02. The site lies within the 'Strategic Gap' of open land between the built-up areas of Shoreham and Lancing and the proposal would conflict with the policies of the West Sussex Structure Plan (CH3) and the Adur District Local Plan (AC4) which seek to maintain a particularly strong presumption against development such as that proposed in strategic gaps between built-up areas to prevent the coalescence of the settlements and retain their separate identities.

03. The proposal, by reason of its excessive scale, constitutes a visual intrusion in the countryside which would be out of keeping with and detrimental to the rural character and appearance of the locality, contrary to the policies (CH1, DEV1) of the West Sussex Structure Plan.