Adur District Council

Development Management

Mr John Tidd
Butcherland Farm
Balls Cross
Petworth
West Sussex
GI28 9JX

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1178/15

Details of Development
CHANGE OF USE OF GRASS VERGE TO GARDEN AREA; FORMATION OF VEHICLE ACCESS AND HARDSTANDING WITHIN FRONT GARDEN

Location of Development
38 BUSHBY CLOSE SOMPTING LANCING WEST SUSSEX BN15 9JW

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 4th August 2015.

The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

G Peck

Gary Peck
Planning Services Manager
Date: 29/09/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: AWDM/1178/15

SCHEDULE

Reasons for Refusal

01. The proposed change of use to garden land and subsequent introduction of hard surfacing to provide vehicular access and parking would, by reason of the loss of an attractive area of amenity land, represent an unacceptable form of development to the detriment of the landscape setting of the streetscene, to the amenities of neighbouring occupiers and to the visual amenities of the site and surrounding area. The proposal would therefore fail to comply with saved policies AG1 and AH7 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

02. For avoidance of doubt this refusal relates to the following drawings/plans received 4 August 2015:-

    Drawing number 100715 Sheet 1, 2, and 3

    and unnumbered site location plan received 26 August 2015.