Adur District Council

Planning, Regeneration and Wellbeing

Mr Gordon Dixon
19 Derwent Drive
Goring By Sea
West Sussex
BN12 6 LA

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0699/13

Details of Development
OUTLINE PERMISSION FOR FRONT EXTENSION AND CREATION OF ADDITIONAL FLOOR WITHIN NEW MANSARD ROOF TO FACILITATE ONE GROUND FLOOR RETAIL UNIT, 3 NO. TWO BED FLATS AND 2 NO. ONE BED FLATS WITH 3 PARKING SPACES

Location of Development
95 SOUTH STREET LANCING WEST SUSSEX BN15 8AP

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 June 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/08/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. By reason of the incongruous form and scale and unduly prominent siting of the proposal and the poor layout design, the development would be unsympathetically out of context with the surrounding area and harmful to its character and appearance, and is therefore contrary to saved policies of the Adur District Local Plan AH2, AH9, and AS1 and those relevant policies of the National Planning Policy Framework.

02. By reason of the excessive depth and width of the proposal across the frontages of the site, the proposed building would have a bulk and massing which would be out of context with surrounding area and harmful to the spatial characteristics of the street scene, and is therefore contrary to saved policies of the Adur District Local Plan AH2, AH9, and AS1 and those relevant policies of the National Planning Policy Framework.

03. By reason of the siting and excessive scale of the proposal in relation to adjoining buildings, the proposal would be imposing and overbearing to the detriment of the amenities of residential occupiers of adjoining properties as well as overshadowing and reducing light to the occupier of the adjoining flat, and is therefore contrary to saved policies of the Adur District Local Plan AH2 and AH9, and those relevant policies of the National Planning Policy Framework.

04. By reason of its poor layout design and preponderance toward smaller flatted units of accommodation, the proposal would not create a satisfactory living environment or setting for future occupiers and because of the siting and extensive area of car parking, would result in a harsh appearance with limited potential for landscaping and boundary screening, and is therefore contrary to saved policies of the Adur District Local Plan AH2, AH3, AH5, and AH9, and those relevant policies of the National Planning Policy Framework.

05. By reason of the reduction in commercial floorspace and loss of associated on-site parking, the proposal would undermine the viability of the commercial premises retained on site to the detriment of the viability and vitality of the Lancing Town Centre shopping centre, and is therefore contrary to saved policies AE6 and AS1 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

06. In the absence of a signed and completed legal agreement no contribution for transport infrastructure has been made to the Highway Authority so the development would, if approved, be prejudicial to the Council's strategy to establish a comprehensive long-term framework for the development of infrastructure provision throughout the District, contrary to saved policy AG3 of the Adur District Local Plan.

PTO

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 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.