Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0004/13

Mr Luke Carter
Lewis and Co Planning SE Ltd
Paxton Business Centre
Portland Road
Hove
East Sussex
BN3 5SG

Details of Development
Demolition of existing house at 4 Old Shoreham Road and erection of 5 flats in a new building at the north of the site and 4 houses on land to the rear. Closure of existing site access from the A27 roundabout and creation of a new access road from Old Shoreham Road and associated vehicle parking and landscaping

Location of Development
4 Old Shoreham Road Lancing West Sussex BN15 0QT

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 7th January 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
08/05/2013

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal constitutes undesirable intensification of residential development at a density which would be out of keeping and incompatible with existing development in the locality and which would be detrimental to the residential environment, contrary to saved policies AG1 and AH2 of the Adur District Local Plan.

02. The Flood Risk Assessment submitted with this application does not comply with the requirements set out in the National Planning Policy Framework since it fails to demonstrate that the development is appropriately flood resilient and resistant by failing to take account in particular of the extensive surface water drainage problems experienced in the area over Christmas 2012 or that the site can be drained adequately by the use of soakaways

03. It has not been demonstrated to the satisfaction of the Local Planning Authority that adequate provision has been made for the requirements of transport infrastructure provision arising from the development. The proposal is therefore contrary to the aims of the National Planning Policy Framework which seeks to ensure that appropriate infrastructure provision is made for new development.

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.