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/0093/10**

Mr Ben Whitby
15 West Street
Shoreham By Sea
West Sussex
BN43 5w

Details of Development
NEW TWO-BEDROOM BUNGALOW ON SITE OF EXISTING MOBILE HOME

Location of Development
LONGACRES FARM STEYNING ROAD SHOREHAM-BY-SEA 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 21st July 2010.

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

Dated this 15th day of September 2010

SCHEDULE

Reasons for Refusal

01. The site lies outside the built-up area as defined in the Adur District Local Plan and the proposed permanent dwelling, for which there is insufficient evidence of agricultural need, conflicts with the policies of the Adur District Local Plan (AG1, AC1) and PPS7 which seek to protect the countryside, and ensure that the amount of land taken for development is kept to a minimum.

02. The site lies within the South Downs National Park (former Sussex Downs AONB) and the proposed permanent dwelling would conflict with the policies of the Adur District Local Plan (AC2, AC3) which require that within this area there will be a strong presumption against development which would be harmful to the visual quality and essential characteristics of the landscape. The proposal would be out of keeping with the predominantly open character of the floor of the Adur Valley and would detract unacceptably from the visual quality of the landscape of this part of the South Downs National Park.