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Development Control

PLANNING REFUSAL (REGULATION 4)

(APPLICATION BY ANOTHER L.P.A.)
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0166/07

Mr David Seaman
Unit 2
Martins Barn
Birdham Road
Chichester
West Sussex
PO20 7BX

Details of Development
DEMOLITION OF EXISTING CARE HOME AND ERECTION OF 12 NO. FLATS TOGETHER WITH ASSOCIATED EXTERNAL WORKS (WSCC REG 4 OUTLINE APPLICATION INCLUDING MEANS OF ACCESS DETAILS)

Location of Development
ELMCROFT CROFT AVENUE SOUTHWICK WEST SUSSEX BN42 4AA

In pursuance of their powers under the Town and Country Planning General Regulations 1992 and the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development under Regulation 4, in accordance with the application and relevant correspondence registered on 3rd April 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

Dated this 3rd day of July 2007

SCHEDULE

Reasons for Refusal

01. In the absence of satisfactory details, the Local Planning Authority is not satisfied that the site is of sufficient size to accommodate 12 flats including adequate access, parking and amenity space provision without resulting in detriment to the residential and visual amenities of the locality and to highway safety or that it would include the necessary contributions to affordable housing and to sustainable transport improvements in the area. As a consequence, the application does not accord with the relevant policies of the Adur District Local Plan (AG1, AB25-27, AH2-3, AT12), the Adur Development Plan Submission Core Strategy (H2-3, T3-4, ENV2, ENV4-5, ENV10) and the West Sussex Structure Plan (LOC1, CH1, NE2-3, DEV1, DEV4-5).