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/0177/07

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington

Details of Development
DETACHED FOUR-BEDROOM THREE-STOREY DWELLING HOUSE WITH 2 INTERGRAL GARAGES

Location of Development
LAND ADJACENT 2 BRIGHTON ROAD LANCING 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 26th March 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 11th day of May 2007

SCHEDULE

Reasons for Refusal

01. The proposed development of part of this undeveloped road frontage to the beach, which is an important local feature would not maintain or enhance the character and distinctiveness of this coastal locality and would set an undesirable precedent making it difficult to resist further development. It would therefore be contrary to policies CH1 and ERA3 of the West Sussex Structure Plan.

02. The enclosure and use of the area of beach to the rear of the proposed house as residential curtilage would be contrary to policy AR2 of the Adur District Local Plan which protects the area as part of a recreational public open space.

03. The occupiers of the proposed dwelling would be exposed to excessive levels of traffic noise and poor air quality, it is considered that there are other more appropriate sites available for residential development within the District. The proposal is therefore contrary to PPG 24 'Planning and Noise' and policy AH2 of the Adur District Local Plan.

04. The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH2).

05. The proposal by reason of its excessive size, scale, design and proximity to the adjacent dwelling would be detrimental to the residential amenities of this property resulting in loss of light and an overbearing impact which would be contrary to policy DEV1 of the West Sussex Structure Plan and policy AH2 of the Adur District Local Plan.

06. There is no evidence that the necessary contributions would be made to improvements to sustainable transport infrastructure to offset the effects of the travel and infrastructure demands generated by the proposed dwellings, as required by the West Sussex Transport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan, AG3 of the Adur District Local Plan and T3 and C12 of the Adur Development Plan Submission Core Strategy.).

07. On account of the very low-lying level of the land, in the absence of contrary evidence provided by a flood risk assessment undertaken in accordance with the advice in PPS25, the proposal would be likely to result in an increase in the number of people at direct risk of flooding, contrary to policies AP3 of the Adur District Local Plan and ERA4 of the West Sussex Structure Plan 2001-2016.