ADUR DISTRICT COUNCIL

Dr Thomas Rocke
Rocke Associates Ltd
Number One
Queen Square Place
Bath
BA1 2LL

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0063/20

Details of Development
CONSTRUCTION OF 8NO. FLATS (4 X 2 BED AND 4 X 3 BED) WITHIN 2 STOREY BUILDING AND 1NO. 2 BED FLAT (9 IN TOTAL) WITHIN LINK-DETACHED SINGLE STOREY BUILDING, WITH 12NO. PARKING SPACES, 10NO. CYCLE SPACES, BIN STORE, AMENITY SPACE AND LANDSCAPING

Location of Development
LAND NORTH OF 1 TO 28 THE HAVEN 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 20th January 2020.

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

G Peck

Gary Peck
Planning Services Manager
16/03/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed development, by reason of its scale, siting in front of The Haven and proximity to the road, would result in a prominent and dominant development which would intrude into the open character of this part of Brighton Road to the detriment of the visual amenities of the locality. The proposal is therefore contrary to policy 15 of the Adur Local Plan and paragraphs 127, 130-131 of the NPPF

02. The loss of the open space and the introduction of the proposed parking area in close proximity to the ground floor bedroom windows of residents in The Haven will cause a loss of amenity by way of noise, fumes and lights. The proposal is therefore contrary to policy 15 of the Adur Local Plan and paragraphs 127, 130-131 of the NPPF

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
ILLUSTRATIVE PLAN SHOWING SIGHT LINES	Drg 01-03	17.02.2020
SITE PLAN	Drg 01-02 Rev T	17.02.2020
STREET ELEVATIONS	Drg 03-02 Rev C	17.02.2020
CONTAMINATION ASSESSMENT	December 2019	20.01.2020
DRAINAGE STRATEGY	(SWDS) 4628	20.01.2020
LANDSCAPE MANAGEMENT PLAN	LAN-REP-001 Rev 2	20.01.2020
PLANT SCHEDULE & SPECIFICATION	LAN-SCH-001 Rev 2	20.01.2020
HARD & SOFT LANDSCAPE SPECIFICATION	LAN-SPE-001 Rev 1	20.01.2020
LOCATION PLAN	Drg 01 Rev B	20.01.2020
BLOCK PLAN	Drg 0001 Rev E	20.01.2020
SITE SURVEY	Drg 001	20.01.2020
FLOOR PLANS (Ground & 1st)	Drg 02-01 Rev I	20.01.2020
ROOF PLAN	Drg 02-02 Rev B	20.01.2020
ELEVATIONS (East & West)	Drg 03:01 Rev F	20.01.2020
ELEVATIONS (South & North)	Drg 03:02 Rev F	20.01.2020

Reference/Drawing Number	Version	Date Rec
ELEVATIONS (Single Storey S & N)	Drg 03:03 Rev F	20.01.2020
SITE SECTIONS	Drg 05-01 Rev A	20.01.2020
HARD & SOFT LANDSCAPING GA DRAWING	LAN-DWG-100 Rev 11	20.01.2020
DETAILED PLANTING PLAN (1 of 4)	LAN-DWG-200 Rev 02	20.01.2020
DETAILED PLANTING PLAN (2 of 4)	LAN-DWG-201 Rev 02	20.01.2020
DETAILED PLANTING PLAN (3 of 4)	LAN-DWG-202 Rev 02	20.01.2020
DETAILED PLANTING PLAN (4 of 4)	LAN-DWG-203 Rev 01	20.01.2020
DESIGN AND ACCESS STATEMENT	January 2020	20.01.2020
PLANNING STATEMENT	Ref: DEAN0001 Jan 2020	20.01.2020
NOISE ASSESSMENT	December 2019	20.01.2020
TRANSPORT STATEMENT	Ref: JTP19164 Jan 2020	20.01.2020
AIR QUALITY ASSESSMENT	Ref: 2902-1 Dec 2019	20.01.2020
ENERGY & SUSTAINABILITY STATEMENT	Final - 23 December 2019	20.01.2020
DAYLIGHT & SUNLIGHT ASSESSMENT	Final - 11 December 2019	20.01.2020

02. 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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).