Adur District Council

Planning, Regeneration and Wellbeing

Mr James Roberts
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PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0770/14

Details of Development
CHANGE OF USE FROM USE CLASS A1 (SHOP) TO USE CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES)

Location of Development
61 NORTH ROAD LANCING WEST SUSSEX BN15 9AS

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 4th June 2014.

The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 29/07/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. The proposal would result in the loss of a retail unit within the main shopping street of Lancing town centre and would weaken the retail integrity and shopping character of this key shopping frontage. Whilst the need to promote competitive town centre environments is recognised, this should not be at the expense of vitality and viability in the longer term. In this instance it is considered the proposed Class A2 use would be harmful to the shopping character and function of Lancing town centre and therefore conflicts with the saved policy AS1 of the Adur District Local Plan and the NPPF.

Informatives / Notes to Applicant

01. This decision relates to Drawings 1 and 2 received on 4 July 2014.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal.