Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
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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/0987/14

Details of Development
OUTLINE APPLICATION (INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE) FOR THE DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND THE ERECTION OF 2NO. 2-BED DWELLINGS OF 1.5 STOREYS IN HEIGHT AND 1NO. 2-BED SINGLE STOREY BUNGALOW

Location of Development
UNITS 1-2 CECIL ROAD LANCING WEST SUSSEX BN15 8HN

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 22nd July 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/09/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Refusal

01. Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would result in a cramped and unsatisfactory residential development which would be harmful to the character of the area and detrimental to the amenities of existing and future residents through overlooking, overbearing impact, sense of enclosure and lack of adequate amenity space. The proposal would therefore be contrary to the saved policies of the Adur District Local Plan (AG1, AH2), Development Control Standard No.2 'Space Around New Dwellings and Flats', 'Good Practice Guidance Note: Internal Space Standards for New Homes' and the relevant policies of the National Planning Policy Framework

02. The proposal fails to provide for car parking to meet the needs of the development and, without evidence to show that there is adequate capacity on the surrounding road network, the proposal is likely to lead to a harmful impact on existing residents' parking amenity and highway safety. The proposal is therefore contrary to the saved policies of the Adur District Local Plan (AG1, AH2), West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010), and the relevant policies of the National Planning Policy Framework

Informatives / Notes to Applicant

01. 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.

02. This refusal relates to the following drawings:

    Proposed Plans and Elevations for 2 bed bungalow received 22 July 2014
    Proposed Elevations for 2 bed dwellings received 22 July 2014
    Proposed Floor Plans for 2 bed dwellings received 22 July 2014
    Site Location Plan received 5 August 2014
    Site Plan received 5 August 2014