Adur District Council

Development Management

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1586/15

Mr Paul Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

Details of Development
DEMOLITION OF EXISTING DWELLING AND ERECTION OF BLOCK OF FIVE FLATS WITH FOUR PARKING SPACES ON FRONTAGE.

Location of Development
6 ROBERTS ROAD LANCING WEST SUSSEX BN15 8AR

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 1st December 2015.

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
26/01/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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SCHEDULE

Reasons for Refusal

01. The proposed development constitutes an unacceptable overdevelopment of the site by reason of its large plot coverage, poor layout, access and parking arrangements, which would provide for an unsatisfactory standard of residential environment for the future occupiers and result in a reduction in the living conditions of neighbouring occupiers. In addition, the poor architectural composition and detailed design of the building together with the layout of parking on the frontage and hard-surfaced areas fail to satisfactorily respond to important elements of local character and distinctiveness and would be harmful to the visual amenity of the area. The proposed development is therefore, contrary to saved Adur Local Plan policy AH2, policy 15 of the Proposed Submission Adur Local Plan and the NPPF.

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 determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

02. Determination of the application is based on the following plans:-

Site Location Plan Date received: 01.12.2015
Drawing No: 215/495/1A Proposed Floor Plans Date received: 01.12.2015
Drawing No: 215/495/2 Proposed Elevations Date received: 01.12.2015
Drawing No: 215/495/3A Site Plan, Roof Plan and Contextual Streetscene
Date received: 01.12.2015
Drawing No: 215/495/4 Existing Plans and Elevations Date received: 01.12.2015
Drawing No: 1190/1 Existing Site Plan Date received: 01.12.2015