ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

# PLANNING REFUSAL

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER: ADC/0467/06**

Mr Synge
Extended Designs
Woodside Cottage
11 Todmore
Greatham
Hampshire
GU33 6AR

Details of Development
**DEMOLITION OF EXISTING HOUSE AND ERECTION OF 6 TWO-BEDROOM FLATS AND TERRACE OF 6 THREE-BEDROOM HOUSES (TWO STOREYS INCLUDING 4 WITH ROOMS IN ROOF) SERVED BY NEW ACCESS ROAD OFF END OF SERVICE ROAD (OUTLINE WITH LAYOUT AND ACCESS DETAILS)**

Location of Development
**4 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QT**

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 2006.

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 10th day of January 2007

## SCHEDULE

**Reasons for Refusal**

01. The increase in the intensity of traffic using the site, the resulting pattern of development and vehicular movement would adversely affect highway safety and be unsustainable in planning terms. It would result in an increase in vehicles using the service road and access close to the A27 roundabout and increase the number of U-turns in the gap in the central reservation of the A27. As a result, the proposal would be contrary to the policies of the West Sussex Structure Plan (DEV3-5), the Adur District Local Plan (AH2 and AT12) and PPG13.

02. Owing to inadequate forward visibility particularly on the bend of the proposed access road where it enters the site, the proposed layout would give rise to conditions detrimental to highway safety, contrary to policies DEV4 of the West Sussex Structure Plan and AT12 of the Adur District Local Plan.

03. On the information available with this outline application, the Local Planning Authority is not satisfied that the proposed development would accord with the requirements of the policies of the West Sussex Structure Plan (DEV1) and the Adur District Local Plan (AH2), particularly in respect of achieving a high quality environment, sufficient rear garden space for the proposed houses and adequate standards of privacy and avoidance of an overbearing effect on existing neighbouring dwellings.

04. In the absence of evidence to the contrary, the Local Planning Authority is not satisfied that the proposed block of 5 flats would not be exposed to unacceptable levels of traffic noise and pollution, contrary to policies AP8 of the Adur District Local Plan and DEV1 and ERA5 of the West Sussex Structure Plan.

05. In the absence of a Flood Risk Assessment in accordance with PPS25, the Local Planning Authority, in consultation with the Environment Agency, is not satisfied that the site is suitable for the proposed development without being liable to risk of flooding or exacerbating existing drainage difficulties in the locality. The proposal therefore does not meet the requirements of policies AP3-4 of the Adur District Local Plan, ERA4 of the West Sussex Structure Plan or PPS25.