Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0178/12

Gareth Stockbridge
Stuart Henley and Partners
2A Wrotham Business Park
Barnet
Herts
EN5 4SB

Details of Development
ADDITIONAL STOREY ABOVE EXISTING 2-STOREY BLOCK (WITH DORMERS AND GABLES WITHIN NEW ROOF) TO PROVIDE 6 NO. SELF CONTAINED FLATS (1 X 1 BED, 5 X 2 BED) WITH REAR STAIRCASE BLOCK TO NORTH SIDE AND ACCESS WALKWAY, ALTERATIONS TO EXISTING ELEVATION TREATMENT, STORAGE FOR 18 CYCLES AND PROVISION OF REAR AMENITY AREAS FOR EXISTING FLATS

Location of Development
QUEENS PARADE NORTH 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 4th December 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
28/01/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal would constitute an over intensive use of the site and would provide an unacceptably poor standard of residential accommodation for future occupiers lacking any external amenity space provision and with poor means of access and inadequate facilities for the storage of refuse/waste. By reason of its size and 'bulk' the proposed second floor would detract from the residential amenities of existing residents, with the intensification of development on this constrained site likely to lead to a worsening of the existing poor residential environment. The proposed development is therefore contrary to saved policies AG1, AH2 and AS1 of the Adur District Local Plan.

02. The proposed development, by reason of its scale, massing, architectural composition and poor quality design would appear as a prominent and unsympathetic addition to the streetscene which would be poorly related in visual terms to the existing building and would detract from the visual amenities of the locality. The proposed development is therefore contrary to saved policies AG1, AH2 of the Adur District Local Plan, policies CC1, CC6 and BE1 of the South East Plan and would not provide the uplift in the appearance of the existing townscape sought by the Lancing Village Vision (2012).

03. No evidence has been provided that the necessary contribution would be made to improvements to sustainable transport to help offset the effects of the travel and associated infrastructure demands generated by the proposed development as required by the West Sussex Revised Parking Standards and Transport Contributions Methodology.

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(s) 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.