ADUR
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Development Control

PLANNING REFUSAL

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

APPLICATION NUMBER: ADC/0498/07

Mr David Synge
Extended Designs
11 Todmore
Greatham
Hampshire
GU33 6AR

Details of Development
DEMOLITION OF EXISTING HOUSE AND ERECTION OF 4 NO. 2 BED FLATS, 2 NO. 2 STOREY 3 BED HOUSES, 4 NO. 2.5 STOREY 3 BED HOUSES WITH ASSOCIATED ACCESS AND PARKING (OUTLINE APPLICATION)

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 6th September 2007.

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.

Keith Morgan
Planning Services Manager

Dated this 1st day of November 2007

SCHEDULE

Reasons for Refusal

01. The proposed development, by reason of its design together with its proximity to a roundabout and the number of traffic movements associated with the proposed dwellings, would compromise the safety and free flow of traffic travelling along the A27 trunk road. As a result, the proposal would be contrary to the policies of the West Sussex Structure Plan (DEV4), the Adur District Local Plan (AH2) and PPG13.

02. 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.

03. The proposed access to the site does not appear to meet recognised highway standards and, in the absence of a Stage 1 Safety Audit in accordance with the adopted West Sussex County Council Road Safety Audit Policy, the Local Planning Authority is not satisfied that the proposed development would not be result in conditions detrimental to highway safety or that the requirements of policy DEV4 of the West Sussex Structure Plan would be met.

04. There is no evidence that the necessary contribution would be made to improvements to sustainable transport to offset the effects of the travel and infrastructure demands generated by the proposed dwellings, as required by the West Sussex Transport Contributions Methodology and policies DEV3-5 of the West Sussex Structure Plan.