ADUR
DISTRICT COUNCIL

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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/0156/10**

Mr Standing
2 New Cottages
Coombes Road
Coombes
Lancing
West Sussex
BN15 0RR

Details of Development
CHANGE OF USE OF PART OF FIELD AT REAR TO FORM PART OF GARDEN FOR DOMESTIC HORTICULTURE, RETENTION OF 3 BUILDINGS AND ERECTION OF GREENHOUSE (PART RETROSPECTIVE)

Location of Development
2 NEW COTTAGES COOMBES ROAD COOMBES 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 29th April 2010.

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

Dated this 9th day of June 2010

SCHEDULE

Reasons for Refusal

01. The site lies within the South Downs National Park and the change of use of the land to domestic horticulture and the erection of domestic outbuildings conflicts with the policies of the South East Plan (C2, C3) and the Adur District Local Plan (AC1, AC2, AC3) which require that within this area of high landscape quality there will be a strong presumption against development (including changes of use) such as that which has been carried out which would be intrusive and harmful to the visual quality and essential characteristics of the landscape.

02. If this proposal were permitted, the Local Planning Authority would find it difficult to resist similar proposals in the area, the cumulative effect of which would be to seriously harm the essential character and appearance of the National Park, contrary to the policies C2 and C3 of the South East Plan and policies AC1, AC2 and AC3 of the Adur District Local Plan.