



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: AL/129/17/PL

1 To Addressee

Neame Sutton Limited
 West Suite
 Coles Yard Barn
 North Lane
 Clanfield
 PO8 0RN

2 Site Address

Land east of Forge House
 Nyton Road

 PO20 3UP

3 Description of Development

Demolition of existing garage, demolition of portion of flint wall to re-instate pedestrian access onto Nyton Road & erection of 2 No. dwellings with associated car parking, cycle storage, bin storage & gardens. This application may affect the setting of a Listed Building.

In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

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The site by virtue of its size, is considered unsuitable to accommodate two dwellings satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan, policies H1, H3, H6 of the Aldingbourne Neighbourhood Development Plan, policies D SP1 & D DM1 of the Arun Local Plan 2011-2031 and the guidance on good design in the National Planning Policy Framework.

- 2 The close proximity, massing, height and roofscape of the proposed dwellings are considered to dominate the streetscene and with the addition of the necessary landscaping, including hardstanding for multiple vehicles, will harm the appreciation of the adjacent Building of Special Character. The development will therefore be contrary to policies GEN7 & GEN22 of the Arun District Local Plan, policy EH8 of the Aldingbourne Neighbourhood Development Plan, policies D DM1, HER DM2 of the Arun Local Plan 2011-2031 and the guidance on heritage assets within the National Planning Policy Framework.
- 3 The proposed loss of the sections of existing flint wall to the rear of the site would be in conflict with policy EH11 of the Aldingbourne Neighbourhood Development Plan which seeks to protect those flint walls within the plan area that contribute to the character of the Parish and its architectural history.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

11 May 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the