



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: BE/17/18/PL

1 To Addressee

Mr F Aarabi
 17 Cawley Gate
 Cawley Road
 Chichester
 West Sussex
 PO19 1XB

2 Site Address

37 Norbren Avenue
 Bersted
 PO21 5HE

3 Description of Development

Proposed 2 bed bungalow

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.

1 The proposed introduction of a dormer bungalow into this predominantly two storey residential area will harm the character of the streetscene and the wider locality. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; policies ES1, HDQ2 & HDQ5 of the Bersted Neighbourhood Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.

2 The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling, parking & private amenity space satisfactorily without damaging the character of this established residential area including with reference to the established Norbren Avenue building line and the forward facing nature of dwellings on Greencourt Drive. The proposal would result in an unduly cramped and unneighbourly 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 ES1, HDQ2 & HDQ5 of the Bersted Neighbourhood Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.

- 3 The proposal fails to provide any meaningful private external amenity space and also results in a reduction of the private amenity space available to numbers 53 Greencourt Drive and 37 Norbren Avenue. This will be detrimental to the amenity of residential occupiers and is considered to conflict with policy HDQ5 of the Bersted Neighbourhood Plan, policy GEN7 of the Arun District Local Plan, the National Planning Policy Framework and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.
- 4 The proposed dormer bathroom and bedroom windows will result in overlooking of the existing flank windows and rear garden of 53 Greencourt Drive and the proposal would therefore harm the living conditions of these residential occupiers. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.
- 5 The use of the proposed side/rear parking area which backs onto the boundary with the rear garden of 53 Greencourt Drive has the potential to adversely affect the enjoyment of 53s rear garden by way of noise and disturbance associated with the operation of vehicles and as such, the proposal is contrary to policy GEN7 of the Arun District Local Plan; the National Planning Policy Framework; and policy DDM1 of the Arun Local Plan 2011-2031 Publication Version showing Modifications.

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 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.

Case Officer: Mr S Davis

Date of Decision:

26 June 2018



Neil Crowther
Group Head of Planning

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