



TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application Ref: BR/306/05/

1 To Addressee

Planning Issues Limited
Millstream House
Parkside
Ringwood
Hampshire
BH24 3SG

2 Site Address

Ingleby Lodge
Upper Bognor Road
Bognor Regis

3 Description of Development

Redevelopment with 51 sheltered apartments for the elderly with lodge managers accommodation, communal facilities, access car parking and landscaping

4 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 plan for the reasons stated.

- REASON 1 By reason of its site coverage, siting and design, the proposal represents an overdevelopment of the site that would cause serious harm to the character and appearance of the area, which is mainly designated as a Conservation Area. The proposal is therefore contrary to policies DEV1 and CH4 of the West Sussex Structure Plan and GEN7 and AREA2 of the Arun District Local Plan.
- REASON 2 The loss of nos 22 and 24 Upper Bognor Road would be detrimental to the appearance of the Conservation Area and its setting, contrary to policy CH4 of the West Sussex Structure Plan and policy AREA2 of the Arun District Local Plan.
- REASON 3 The flats to the north, by reason of their siting and height, would detract from the amenities and quiet enjoyment of nearby residential properties by reason of overbearing and overlooking in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- REASON 4 The proposed flats to the south of the site could be exposed to significant levels of noise which could be unacceptable to proposed residents contrary to PPG24 Planning and Noise, policy ERA5 of the West Sussex Structure Plan and policy GEN32 of the Arun District Local Plan. No noise assessment has been submitted.
- REASON 5 The development proposed generates a need for public infrastructure in the form of a library contribution which cannot currently be met in the locality. No contribution has been provided as part of this application. The development therefore conflicts with policy DEV3 of the West Sussex Structure Plan and Policy GEN8 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr K Wheway

22nd November 2005



Stephen Cantwell
Planning Control Manager

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

