BR/59/05/

ARUN
DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: BR/59/05/

1 **To Addressee**

Corinthian Architectural Dsgn
8 Davys Court
Funtington
Chichester
West Sussex
PO18 9LG

2 **Site Address**

4 Market Street
Bognor Regis

3 **Description of Development**

Two storey front extension.

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 The site is within an area designated as a Conservation Area under Section 69, 70 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal would represent an unsympathetic intrusion and form an obtrusive/incongruous feature which would conflict with the Local Planning Authority's intention to protect and enhance the visual amenities and environment of such areas, and with policies CH4 of the West Sussex Structure Plan and GEN7, AREA2 of the Arun District Local Plan.

REASON 2 Having regard to the limited area of the site and its relationship to existing residential properties the proposal would give rise to an oppressive and unneighbourly form of development, specifically by way of overbearing effect and overlooking, which would be prejudicial to the amenities and environment of the locality in conflict with policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 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 T Rodway

3rd May 2005

Decision notice Issued: 3rd May 2005