



**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2010 - Article 4**

Application for Outline Consent

DECISION NOTICE

Application Ref: BR/60/12/

1 To Addressee

ADS
7 South Way
Bognor Regis
West Sussex
PO21 5HB

2 Site Address

5 Crescenta Walk
Bognor Regis
PO21 2YA

3 Description of Development

Outline application with some matters reserved for division of boundary & erection of new detached 3 bed dwelling house

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 plans for the reasons stated.

- 1 The layout and siting of the proposed new dwelling would be likely to result in the loss of an Oak Tree important in the local landscape and subject to a Tree Preservation Order in conflict with policies GEN7 and GEN28 of the Arun District Local Plan.
- 2 The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of the NPPF and the Council's Interim Affordable Housing Policy, adopted on 18 August 2010.

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

Case Officer: Miss K Rawlins

Date of Decision:

8 May 2012



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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

