ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: B/8/05/

1 **To Addressee**

Mr E Stone
64 Queensway
Cranleigh
Surrey
GU6 7JH

2 **Site Address**

Lowesden
The Street
Burpham

3 **Description of Development**

Proposed double garage

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 construction of the double garage would result in damage to the roots of 3no. Beech trees located to the front boundary of 'Lowesden' and 'Morels' within the Burpham Conservation Area. The root damage would likely lead to the demise of the trees causing unacceptable harm to the visual amenities and character of the Conservation Area. The proposal is therefore in conflict with policies CH4 of the West Sussex Structure Plan and GEN7, AREA2 of the Arun District Local Plan.

REASON 2 The likely loss of the 3no. Beech trees would result in the garage being readily viewed in the street scene thereby causing harm to the character and visual amenities of the localty, a designated Conservation Area. The proposal is therefore contrary to policies DEV1, CH4, LOC2 of the West Sussex Structure Plan and GEN3, GEN7, AREA2 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: Mrs S Leeson

8th June 2005

Decision notice Issued: 8th June 2005