ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: CL/7/01/

1 **To Addressee**

Architectural Services
100 Gravits Lane
Bognor Regis
West Sussex PO21 5LW
Attn Mr W Matthews

2 **Site Address**

Walnut Tree Cottage
The Street
Clapham

3 **Description of Development**

Demolish existing detached garage and store and construct replacement pitch roof carport and stabling facilities.

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 size and siting the proposal would be prejudicial to the character of the Clapham Conservation Area and damaging to the setting of the existing buildings of merit and interest within it, particularly Walnut Tree Cottage and the school building to the west , both of which are Grade 2 Listed Buildings. The proposal therefore conflicts with policy B3 of the West Sussex Structure Plan, B3, B4 and B6 of the West Sussex Structure Plan (not formally adopted) EVT7, EVT8 and EVT9 of the Arun District Local Plan, GEN7 and AREA2 and DEV11 of the Arun District Local Plan Second Review Revised Deposit Draft.

REASON 2 The site lies within an area designated under the provisions of the National Parks and Access to the Countryside Act 1949 as an Area of Outstanding Natural Beauty and the proposal would conflict with policies C2 of the West Sussex Structure Plan and the West Sussex Structure Plan (not formally adopted), policies EVT3 of the Arun District Local Plan and AREA19 of the Arun District Local Plan Second Review Revised Deposit Draft for the environment which requires that within such areas there will be a strong presumption against development or changes of use or management which would be harmful to their visual quality and essential characteristics.

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

Case Officer: Mrs S Leeson

5th October 2001

Decision notice Issued: