TOWN AND COUNTRY PLANNING ACT 1990

EG/25/88

Outline application for
proposed bungalow and double
garage

Land to the West of
5 Wandleys Close
Fontwell Bognor Regis
West Sussex

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.

TO: Mr G Evans
Mortimer House
The Fairway
Aldwick Bay
Bognor Regis West Sussex

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

9th May 1988

EG/25/88	Outline application for proposed bungalow and double garage	Land to the West of 5 Wandleys Close Fontwell Bognor Regis West Sussex

REASON 1 : The proposal conflicts with the housing policies of the S/PLAN 1
in that the land is
not allocated in any Local Plan or otherwise identified by the Local Planning Authority for residential use and the proposed development would not constitute

REASON 2 : The proposal conflicts with the housing policies of the S/PLAN 1
which seek to control
very strictly all residential development outside built-up areas and, in particular, require that permission will not normally be granted for the rounding-off of existing development, the extension of isolated groups of houses

REASON 3 : The Local Planning Authority is of the opinion that the advice contained in Department of the Environment Circular 15/84 has been followed and sufficient land has been made available for residential development within the area to meet housing demand in accordance with the policies of the Structure Plan: if the release of further land for residential development is necessary

REASON 4 : The site is not allocated in any Local Plan for residential use and the proposal would conflict with the housing policies of the S/PLAN 1
in that:
IRH4(a) 1

(b) the land lies outside the built-up area and the Local Planning Authority is not satisfied that the demand cannot be met in any other way.

REASON 5 : If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, which would be contrary to the policies of the Structure Plan and the Bognor Regis and Area Informal Local Plan, the cumulative effect of which would be to alter the
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