EG/29/02/

ARUN
DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: EG/29/02/

1 **To Addressee**

Beecham Moore Partnership
50 Beaconsfield Villas
Brighton
East Sussex BN1 6HD
Attn Mr R D Beecham
BN1 6HD

2 **Site Address**

Land North of
Eastergate Pumping Station
Fontwell Avenue
Eastergate

3 **Description of Development**

Demolition of Salt Box, Arundel Road. Erection of a 4 bedroom 2 storey house on land adjacent to Eastergate Pumping Station, Fontwell Avenue - Dual Parish with AL/56/02 (Departure from the Development Plan).

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 lies in a rural area and the proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policy C1 of the West Sussex Structure Plan and policies DEV1, CH1, CH7 and LOC2 of West Sussex Structure Plan Deposit Draft, policies EVT2, EVT6 and EVT7 of the Arun District Local Plan, GEN2 and GEN3 of the Arun District Local Plan Second Review Revised Deposit Draft which seeks to protect the countryside, safeguard agricultural land, and ensure that the amount of land taken for development is kept to a minimum, consistent with the provision of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development. Furthermore, the proposed dwelling by reason of its location and size would increase the built up appearance and reduce the openess and rural character of the area including Fontwell Avenue.

REASON 2 If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policies B1 of the West Sussex Structure Plan, CH1 of the West Sussex Structure Plan Deposit Draft, policies EVT7 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

REASON 3 The formation and use of an additional access to the public highway (Fontwell Avenue) at this point would add to the hazards of highway users to an unacceptable degree in conflict with policies T14 of the West Sussex Structure Plan, policies EVT7 of the Arun District Local Plan, GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

REASON 4 From the details submitted the Local Planning Authority is not satisfied that the proposed development, including the construction of the access, would not have a detrimental effect upon existing trees, especially at the Fontwell Avenue frontage including the root systems thereof.

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

Case Officer: Mr D J Vick

23rd August 2002

Decision notice Issued: