TOWN AND COUNTRY PLANNING ACT 1990

EP/116/87

Conversion of Midholme into 2 sheltered flats, wardens accommodation and community room, 7 sheltered cottages and 40 sheltered flats with parking and associated landscaped grounds

Midholme and land fronting
The Street and Sea Lane Close
East Preston Littlehampton
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: Critchell Harrington Partners
44a North Street
Chichester
West Sussex
PO19 1NF

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

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CEASED TO BE USED 010689

REASON 1 : The proposal would be in conflict with the policies for the built environment embodied in the Structure Plan and the proposed First Alteration thereto in that the design of the proposed buildings, so far as the external appearance is concerned, is below the standard required for this site and would be prejudicial to the local environment and the character of "Midholme", which is a Grade 2 Listed Building.

REASON 2 : The proposed form of development and its location would detract from the character and setting of the Grade 2 Listed Building "Midholme".

REASON 3 : The development of this site by the erection of 47 units of accommodation would constitute an undesirable intensification of residential development at a density which would be out of keeping and incompatible with the existing development in the locality.

REASON 4 : Having regard to the limited area of the site and its relationship to existing residential properties the proposed development would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality.

REASON 5 : The proposed extension would be out of scale with the existing development and detrimental to the residential amenities of adjoining premises and the appearance of the street scene in Sea Lane Close.