ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: EP/91/04/

1 **To Addressee**

RJCA Chartered Architects
Lime Kiln Barn
Colworth
Chichester
West Sussex
PO20 2DS

2 **Site Address**

5 Sea Lane Close
East Preston

3 **Description of Development**

Residential development consisting of eight flats.

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 development of this site by the erection of 8 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 and proposed development in the locality in conflict with policies G1, G5, B1,B2 of the West Sussex Structure Plan, DEV1, NE2 and CH1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 2 By reason of its height, scale and position the proposed development 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 conflict with policies G1, G5, B1,B2 of the West Sussex Structure Plan, DEV1 and LOC1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 3 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,B2 of the West Sussex Structure Plan, LOC1, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 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 A Gardner

4th August 2004

Decision notice Issued: