ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application Ref: FN/43/06/

1 **To Addressee**

Paul Hewett Chartered Arch.
51 Foxdale Drive
The Dell
Angmering
West Sussex
BN16 4HF

2 **Site Address**

4 Elm Rise and Land to the rear of
Perry Rise, Saddlers Green and
Sunny Bank, Stable Lane
Findon

3 **Description of Development**

Demolition of existing bungalow and erection of 9 no. 1, 2 & 3 bedroom units, together with the reduction in length of the gardens to Perry Rise, Saddlers Green and Sunny Bank off Stable Lane. Formation of new access to serve new dwellings.

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 Plot 8, by reason of its size, height and position would cause harm to the residential amenities, by reason of overbearing, to adjoining properties in Beech Road contrary to policy GEN7 of the Arun District Local Plan and DEV1 of the West Sussex Structure Plan.

REASON 2 The dwellings, by reason of their design and layout, would cause harm to the residential character of the area, which is generally low rise, in conflict with policies GEN7 and AREA9 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 S Leeson

2nd August 2006



Stephen Cantwell
Planning Control Manager

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.