

TOWN AND COUNTRY PLANNING ACT 1990

**DECISION NOTICE**

Application Ref: FP/126/08/

1 To Addressee

Regent Properties
56 The Drive
Craigwell
Bognor Regis
PO21 4DT

2 Site Address

7 The Crescent
Felpham

3 Description of Development

Outline Application for the erection of 1 No 3 bedroom chalet house on the land rear of 7 The Crescent.

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 proposal would introduce unwelcome and uncharacteristic backland development that would be out of keeping with, and materially detrimental to, the prevailing character and appearance of the local area. Furthermore, the introduction of a further dwelling served by an access drive running the entire extent along the boundary with No.5 The Crescent, and having residential accommodation above ground floor level, is likely to result in a form of development that would be unneighbourly and has the potential to result in material harm to the amenities of the occupiers of existing residential property by reason of increased levels of activity, noise disturbance and loss of privacy. The proposed development would thereby be contrary to the provisions of Policies CH1 and DEV1 of the West Sussex Structure Plan and Policy 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 S Leeson

Date of Decision: 15th August 2008

Date Decision Issued: 15th August 2008



Zachary Ellwood
Interim Head of Development Control

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.