ARUN
DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: FP/262/03/

1 **To Addressee**

John Cooper Associates
Vann House, 3 Midhurst Road
Fernhurst
Haslemere
Surrey
GU27 3EE

2 **Site Address**

48 Crossbush Road
Felpham

3 **Description of Development**

Outline application for 1No 2 Bedroom Bungalow

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 by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies G1, G5, B1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

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, 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

13th February 2004

Decision notice Issued: