ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: LU/176/03/

1 **To Addressee**

B C Building Consultants Ltd
27 Dell Drive
Angmering
West Sussex
BN16 4AE

2 **Site Address**

Land Rear Of 53 Norfolk Road
Littlehampton

3 **Description of Development**

Erection of two one bedroom single storey 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 The development of this site by the erection of 2 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 of the West Sussex Structure Plan, DEV1, NE2 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 2 Having regard to the limited size of the site and its relationship with neighbouring residential property, the provision of 2 units of accommodation would give rise to an over-development of the site, an unsatisfactory environment for the future occupiers and would result in an unneighbourly form of development. The proposal therby conflicts with policies G1, G5, B1 of the West Sussex Structure Plan; DEV1, LOC2 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 3 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and is therefore in conflict with policies T14 of the West Sussex Structure Plan, NE15 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 4 The proposal would be likely to attract standing vehicles which would interrupt the free flow of traffic on the public highway and thereby add to the hazards of road users at this point and is therefore in conflict with policies T14 of the West Sussex Structure Plan, NE15 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

REASON 5 The proposal would increase the pressure for on-street parking in the area where the Local Planning Authority considers that insufficient space is available for parking on-street and is therefore in conflict with policies T14 of the West Sussex Structure Plan, DEV5 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: Ms E E Hearsey

8th August 2003

Decision notice Issued: