LU/224/03/

ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: LU/224/03/

1 **To Addressee**

Mr J Barnes
63 Queen Street
Littlehampton
West Sussex
BN17 6EL

2 **Site Address**

Leeside
Rope Walk
Littlehampton

3 **Description of Development**

Change of use of existing shop unit and bungalow to residential use only.

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 From the information submitted, the Local Planning Authority is not convinced that the buildings currently designated as a Class A1/A3 use is no longer viable. Therefore the change of use proposed is contrary to policy DEV30 of the Arun District Local Plan.

REASON 2 The site lies within an area subject to or at risk of tidal flooding. The proposed change of use for the premises to solely residential would intensify the residential use that exists, and would put more people at risk in an area of high flood risk which is not afforded a suitable standard of protection by existing flood defences. The proposal is therefore contrary to Policy GEN11 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: Mr T Rodway

20th October 2003

Decision notice Issued: