

**TOWN AND COUNTRY PLANNING ACT 1990****DECISION NOTICE****Application Ref: M/27/06/**

1 To Addressee

Mr B K Martin
32 Shalbourne Crescent
Bracklesham Bay
Chichester
West Sussex
PO20 8JY

2 Site Address

95a Yapton Road
Middleton on Sea

3 Description of Development

Demolition of chalet bungalow and rebuild 5 bedroom house plus annex over garages
(Departure from the Development Plan)

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, because of its siting, scale, massing and design, would affect adversely the visual amenities of the locality in that it would be obtrusive in the landscape and prominent from surrounding viewpoints in conflict with policies LOC2 of the West Sussex Structure Plan and GEN3, GEN7 of the Arun District Local Plan.
- REASON 2 The site lies in a rural area outside the village of Middleton and the proposal, together with the detached double garage and annex comprises an undesirable intensification of residential development which would be prejudicial to the rural character of the area in which it is intended that permission for development unrelated to an essential rural activity will not normally be granted. The proposal is therefore contrary to policies LOC2 of the West Sussex Structure Plan and GEN3, GEN7 of the Arun District Local Plan.
- REASON 3 The details submitted do not include an illustrated written analysis of the site and its immediate setting and relationship to townscape and movement characteristics of the wider area as required by policy GEN7 of 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

20th April 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.