

**DECISION NOTICE****COPY**

Application Ref: P/134/04/

1 To Addressee

Mr R Hughes
56 Wroxham Way
Felpham
Bognor Regis
West Sussex
PO22 8ES

2 Site Address

The Bear Inn
Pagham Road
Pagham

3 Description of Development

Extensions

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 proposed front and side extensions by virtue of their mass, scale and siting would be a prominent and overdominant form of development. Further the proposal would demonstrably impact upon the visual quality and appearance of this premises which contributes significantly to the character of the surrounding area. In addition the proposal would be obtrusive in the context of the streetscene. Thereby the proposal would be prejudicial to the visual appearance and character of the premises 'The Bear Inn' and its setting within the village of Pagham. The proposal therefore conflicts with Policies DEV1, CH1 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: Mr T Rodway

26th January 2005

Decision notice Issued: 26th January 2005

