R/39/99/

ARUN
DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

COPY

Application Ref: R/39/99/

1 **To Addressee**

Ivon Blumer Associates Ltd
Orchard House Studio
41 West Drive
Aldwick Bay
West Sussex
PO21 4LZ

2 **Site Address**

Corfield House
29 Shaftesbury Road
Rustington

3 **Description of Development**

Demolition of existing 4 storey building and construction of 16 no. flats plus garages, 11 no. car parking spaces and new access. (Duplicate application with R/38/99).

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 development, by reason of its size, height, siting and design would be out of character with, and cause harm to, the residential amenities of the area. The proposal is therefore contrary to policies G1, G3, G5, G7 and B2 of the West Sussex Structure Plan 1993, policies G2, G7, G9 and B2 of the West Sussex Structure Plan (not formally adopted) 1998, policies EVT7 and HSG5 of the Arun District Local Plan 1993 and policies GEN12 and DBE1 of the Arun District Local Plan Review Deposit Draft, including proposed pre-inquiry Changes.

REASON 2 The use of the private driveway and parking/garaging area would create unacceptable noise and disturbance to adjoining properties resulting in loss of residential amenities. The proposal would therefore conflict with policies G1, G7 and B2 of the West Sussex Structure Plan 1993, policies G2, G9 and B2 of the West Sussex Structure Plan (not formally adopted) 1998, policies EVT7 and HSG5 of the Arun District Local Plan 1993 and policies GEN12 and DBE1 of the Arun District Local Plan Review Deposit Draft, including proposed pre-inquiry changes.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D J Vick

7th April 1999

Decision notice Issued: