TOWN AND COUNTRY PLANNING ACT 1990

WA/35/91

Outline Application for
layout of three bungalows

Part Field No. 3970
Silver Wings
Arundel Road
Walberton West Sussex

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.

TO: Mr A Boswell
50 Kingsway
Craigweil
Bognor Regis
West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

5th August 1991

WA/35/91	Outline Application for layout of three bungalows	Part Field No. 3970 Silver Wings Arundel Road Walberton West Sussex

REASON 1 : The site lies in a rural area and the proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policy ENV2 of the Structure Plan and policies EVT1 and EVT6 of the Draft Arun District Local Plan which seeks to protect the countryside, safeguard agricultural land and ensure that the amount of land taken for development is kept to a minimum.

REASON 2 : The proposal is unacceptable to the Local Planning Authority which seeks to control very strictly all residential development outside the built up areas and, in particular, requires that permission will not normally be granted for the rounding off of existing development, the extension of isolated groups of houses or the consolidation of linear or sporadic development, and therefore conflicts with housing policy H3 of the Structure Plan.

REASON 3 : The proposal is unacceptable in that the land is not allocated or otherwise identified for residential development, the site lies outside an existing built up area where there is a strong presumption against development not required for an essential rural purpose and sufficient land has been made available for residential development within the area of the Arun District to meet housing demand in accordance with the Structure Plan policy. The proposal therefore conflicts with the housing and environmental policies of the Structure Plan and Draft Arun District Local Plan.

REASON 4 : If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policy ENV23 of the Structure Plan.

REASON 5 : The development proposed, if approved, would give rise to an increase in the volume of traffic entering and leaving the site and the turning movements of such traffic would be seriously detrimental to the free flow and safety of other trunk road traffic.

REASON 6 : On the basis of the information available the Local Planning Authority is not satisfied that the proposed development can be undertaken without significant damage being caused to existing trees located upon the site.