

PLANNING APPLICATION REPORT**REF NO:** WA/39/10/**LOCATION:** Deans Yard
Orchard Way
Fontwell**PROPOSAL:** Outline Application with some matters reserved for redevelopment to provide four new houses.**SITE AND SURROUNDINGS****RELEVANT SITE HISTORY**

WA/25/03/	Construction of 11 no. four bedroom houses, 1 no. five bedroom house, 1 no. three bedroom house together with associated garages, car parking spaces and new access road.	Approved Cond + S106 18-05-2005
WA/27/78	Change of use to motor repair workshop	Refused 02-08-1978
WA/28/86	Continued existing use 16 & 18 (paint mixers) 2,3,4,15 & 17 (building materials and paint compound	Approve Cond 18-08-1986

REPRESENTATIONS**Representations received:**

Walberton Parish Council

Comments on Representations received:**CONSULTATIONS**WSCC Local Development Divis.
Southern Water Planning
Environment Agency
Environmental Health**Consultations responses received:****Comments on Consultation responses:****DEVELOPMENT PLAN POLICIES**

South East Plan:

Arun District Local Plan:	GEN7 GEN12 GEN31	The Form of New Development Parking in New Development Contaminated Land
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS3	Housing
PPG13	Transport
PPS23	Planning and Pollution Control

RECOMMENDATION

REFUSE

- 1 Having regard to the limited area of the site and its relationship to existing residential properties the proposal would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with policy GEN7 of the Arun District Local Plan.