TOWN AND COUNTRY PLANNING ACT 1990

Y/34/89

16 No. 1 bedroom flats and 2
No. 2 bedroom flats with
parking accommodation

Yapton Service Station
Bilsham Road
Yapton

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: Crescent Designs
17 Chandos Road
Worthing
West Sussex
BN11 1TJ

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

2nd August 1989

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|---|---|---|
| Y/34/89 | 16 No. 1 bedroom flats and 2 No. 2 bedroom flats with parking accommodation | Yapton Service Station<br>Bilsham Road<br>Yapton |

REASON 1 : The proposal is unacceptable in that -

(a) the design and layout of the proposed buildings are unsatisfactory and would be prejudicial to the amenities of the residents of the area.

(b) it does not relate sympathetically in design, form and scale with the existing built environment of the locality.

It therefore conflicts with policy ENV23 of the Structure Plan for the environment.

REASON 2 : Having regard to the location and shape of the site, the proposed development of 18 flats would give rise to an overdevelopment of the site and and an unsatisfactory environment for the future occupiers.

REASON 3 : The proposal does not permit development of a standard compatible with the existing development in the area and in consequence the proposed development would be detrimental to the present character and amenities of the locality.

REASON 4 : Having regard to the relationship of the site to existing residential properties, the proposed development would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of adjoining residential properties in particular and the locality in general.