Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1384/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Xem Phan
180 South Farm Road
Broadwater
Worthing
West Sussex
BN14 7AY

PROPOSAL: Formation of a vehicular access onto the public highway (including the removal of the 'highway' grassed verge) and provision of a hardstanding for car parking.

LOCATION : 180 South Farm Road Worthing

DATE REGISTERED 12th November 2007

APPLICANT : Xem Phan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Block plan and Site plan, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The formation and use of the proposed vehicular access to the public highway at this point would be detrimental to the safety and convenience of public highway users, as a result of obstruction to the free-flow of traffic, including pedestrians using the public footway. Moreover, the proposal does not include adequate provision within the site for the parking and turning of vehicles in a satisfactory manner, to the standard required to the Local Planning Authority. In consequence, the proposal would also be likely to involve vehicles reversing onto the public highway at this point, which would be a further hazard to highway users. As such, the proposal is contrary to 'Saved' Policy DEV4 of the West Sussex Structure Plan 200[redacted]

Dated : 7th January 2008

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and advice overleaf.

2. The proposed vehicular access and the hardstanding for parking within the site, in the manner as indicated on the submitted plan, would be detrimental to the character and visual amenities of the area, due to their unsympathetic design, layout and siting and their discordant appearance within the street scene in relation to the predominant characteristics and appearance of the property, the highway and grassed verges at this road junction and the residential area in which the property is situated. As such the proposal is contrary to 'Saved' Policies CH1 and DEV1 of the West Sussex Structure Plan 2001 - 2016 and 'Saved' Policies BE1 and H16 of the Worthing Local Plan 2003.

INFORMATIVES

This information is only intended as a summary of the reasons for refusal of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.