Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 23-10-08

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0181/FULL

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

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex RH20 2RF

PROPOSAL: Alterations to layout of bin store and amendments to layout of Flat 1. (WB/99/0288/FULL refers).

LOCATION : The Old Brewery 21B Warwick Road Worthing

DATE REGISTERED 19th February 2008

APPLICANT : Mr R Dawson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 677/01, 677/02 and 677/03 deposited on 19th February 2008, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed bin storage area is, by reason of its inadequate size, access, shape and poor siting, unfit for purpose and would not be a satisfactory facility for the safe and convenient storage and movement of refuse and recycling for occupiers of the seven flats and as such would be detrimental to the living conditions and amenities of flat dwellers. Moreover, the inadequate provision would likely lead to the storage of refuse external to the building, which would be harmful to the surrounding environment and the amenities of neighbouring residents, and would fail to either enhance or preserve the character or appearance of the Steyne Gardens Conservation Area. As such the proposal conflicts with Saved Policies BE1 and H18 of the Worthing Local Plan 2003, Saved Policies DEV1, CH1, CH4 and ERA8 of the West Sussex Structure Plan 2001-2016 and Government Guidance contained in PPS1 'Delivering Sustainable Development' and PPS3 'Housing'.

cont.....

Dated : 14th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0181/FULL

INFORMATIVE

This information is only intended as a summary of the reasons for the 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.