Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0167/FULL

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

Mr Daryl Gowlett
Clive Voller Associates
Burgess Hill
West Sussex
RH15 9DE
England

PROPOSAL: Conversion of and extension to upper floors to provide 2 one bedroom residential flats and 1 studio flat with alterations to implement the use including the formation of a new internal staircase and access to the rear part of the existing ground floor shop premises.

LOCATION : 13 Montague Street Worthing

DATE REGISTERED 21st February 2008

APPLICANT : Geneva Investment Group

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2579-01 and 2579-02, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. On the basis of the information submitted, the proposal would not provide adequate basic facilities for the type of flats proposed, to an acceptable standard. Moreover, the access for the flats via the existing side passageway off Montague Street would be poor and inadequate, particularly during hours of darkness, as the passageway is unlit. In consequence, the proposed residential occupiers would have a poor and sub-standard environment contrary to saved policy DEV1 of the West Sussex Structure Plan 2001-16 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.

2. Reducing the ground floor shop area, leaving it with no storage facility, would be likely to further adversely affect the retail viability and attractiveness of this shop unit and the property as a whole for retail purposes within this central shopping area. As such, this would be contrary to National Planning Policy PPS6 (Planning and Town Centres) and contrary to Saved Policy CH4 of the West Sussex Structure Plan 2001 - 2016 (Development in Conservation Areas and Historic Town Centres).

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.