Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0720/FULL

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

Premier Loft Conversions
Premier House
Littlehampton Road
Ferring
West Sussex BN12 6PG

PROPOSAL: Construction of dormer windows to side and rear in connection with loft conversion.

LOCATION : 15 Strathmore Road Worthing

DATE REGISTERED 7th July 2008

APPLICANT : Mr Trichov

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. BAR/08/031 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The side dormer window would, by virtue of its scale, bulk, design and unsympathetic siting in the roof, represent an incongruous form of development detrimental to the balance and appearance of the recipient building and the visual amenities of the area in general. As such the proposal is considered contrary to Saved Policies BE1 and H16 of the Worthing Local Plan 2003, Saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016, PPS1 and PPS3.

Dated : 1st September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the west elevation of the extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

4. The garage shall only be used for parking private vehicles or for purposes incidental to the enjoyment of 27 Plantation Way as a private dwelling.

   Reason: To safeguard the amenities of neighbouring properties.

5. This permission relates to the amended plans submitted on 1st September 2008 and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVES

1. The applicant is advised that the development hereby permitted shall not commence until the existing detached garage shown on the submitted plans has been demolished.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   H16 - Domestic Extensions and Alterations

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development

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