Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0027/FULL

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

Mrs Inka Lee-Wright
Friends Gallery
Coldharbour Mill
Uffculme
Devon
EX15 3EE

PROPOSAL: Development of garden land to the west of the existing cottage with 2 x two storey detached dwellings.

LOCATION : Thatch Cottage Pond Lane Worthing

DATE REGISTERED 18th January 2008

APPLICANT : Mr Graham Pullen

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/232/01 and 07/232/02, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The poor layout of the site together with the architectural composition of the proposed dwellings in terms of design, materials, siting, height, plot coverage, scale and proportions resulting in the overdevelopment of the site, would fail to preserve or enhance the setting of the Grade II Listed Building, and would detract from the character and quality of the built environment. In detracting from the appearance of the Listed Building the proposed development would, in the long term, jeopardise its preservation by reducing the value and viability of the Listed 'Thatch Cottage'. As such the proposal is contrary to saved West Sussex Structure Plan Policies CH5 and ERA 1 and saved Local Plan Policy BE1.

Cont.....

Dated : 4th March 2008

Assistant Director (Planning Services)

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

2. The proposed dwellings by reason of their scale, height, orientation and position within close proximity to the southern boundary of the site would result in an unduly dominant and overbearing effect and would result in the potential for increased noise and disturbance, detrimental to the residential amenity of existing and future occupiers of neighbouring properties. The proposal would therefore be contrary to saved Local Plan Policies, BE1, H16 and H18 and saved West Sussex Structure Plan Policy DEV1.

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.