Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0419/FULL

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

Hillreed Homes Ltd
54 Queen Street
Horsham
West Sussex
RH13 5AD

PROPOSAL: Demolish existing bungalow and construction of a terrace of three x 3 bedroom and two x 2 bedroom houses with parking, double garage and double car barn with new access onto Hammond Drive.

LOCATION : Willmar Durrington Hill Worthing

DATE REGISTERED 13th May 2008

APPLICANT : Hillreed Homes Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site plan, Drawing Nos. 290/01, 2.07.21/004, 290/R32.03, 290/R32.02, 290/Ga.04, 290/55.05 and 290/55.05 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. By reason of its siting, layout, scale and design, the development would appear poorly composed, bulky and overpowering, incongruous and obtrusive and lacking in a sense of place. It presents a poor quality of design and layout and fails to respond sympathetically to the local townscape and character and would compromise the designated Environmental Area of Special Character. As such, it would be harmful to the visual amenity of the area and conflicts with Saved West Sussex Structure Plan Policies DEV1 and CH1 and Saved Worthing Local Plan Policy BE1.

Cont.....

Dated : 8th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. By reason of its siting, layout, scale and design, the development would appear overbearing and harm the outlook of the adjacent residential occupiers to the detriment of their living conditions. As such, it conflicts with Saved West Sussex Structure Plan Policy DEV1 and Saved Worthing Local Plan Policy H18.

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.