Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0414/FULL

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

Caldotec Ltd
41 Willowhayne Avenue
East Preston West Sussex
BN16 1PL

PROPOSAL: Change of use from Class A1 (retail) to A2 (financial and professional services) together with a new two storey extension, installation of a new shop front and replacement first floor windows to front of property.

LOCATION : 63 Brighton Road Worthing

DATE REGISTERED : 1st May 2008

APPLICANT : Mr and Mrs Hare-Parker

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 7155/02/Rev. 4 dated 28th May 2008, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed replacement shop front, without the existing deep set, recessed entrance lobby (based on both the original plans Drawings 7155/02/Rev3 and the revised plan Drawing 7155/02/Rev4) and the proposed replacement windows at first floor level on the front elevation (based on Drawing No. 7155/02/Rev 3) would not sufficiently respect the historic and architectural character, appearance and setting of this building and the adjoining group of buildings of which it forms part (Nos. 2 to 18 Warwick Place and 61 and 63 Brighton Road) and would introduce unsympathetic and visually damaging alterations to this prominent building in the Steyne Gardens Conservation Area. In consequence, the proposed shop front and windows, of these particular designs, would be detrimental to, and would not preserve or enhance, the character and appearance of the building, the group of which it forms part and the Steyne Gardens Conservation Area, contrary to Saved Policy CH4 of the West Sussex Structure Plan 2001 - 2016 and Saved Policy BE1 of the Worthing Local Plan 2003.

Cont.....

Dated : 9th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed two-storey extension, due to its excessive height and site coverage and its position, massing and design, would result in an overbearing effect on and a loss of privacy to the adjoining residential property to the north, No. 2 Warwick Place to an unacceptable degree. It would furthermore erode the historic space between Nos. 63 Brighton Road and 2 Warwick Place, which would be detrimental to the historic character, appearance and setting of these local interest buildings and the Steyne Gardens Conservation Area in which they are situated, contrary to Saved Policy CH4 of the West Sussex Structure Plan 2001 - 2016 and Saved Policies BE1 and H18 of the Worthing Local Plan 2003.

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.