Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0005/FULL

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

Mr Roland Boxall
Chartered Surveyor & Bldg Engineer
147 Offington Drive
Worthing
West Sussex BN14 9PU

PROPOSAL: Conversion of existing garage into a habitable room, with extension at front and new gabled pitched roof over existing pair of garages at 52 and 54 Chesswood Road, and erection of a conservatory to rear and a store/workshop to west elevation

LOCATION : 52 Chesswood Road Worthing

DATE REGISTERED 26th January 2011

APPLICANT : Mrs B. Besant-Hutchins

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 101117.2/2 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Having regard to the predominant characteristics of the dwellings, Nos. 52 to 58 Chesswood Road and 1 to 10 Stuart Close, of which these dwellings and their rear gardens and flat-roofed garages form part, the proposed pitched roofed extended building, by reason of its excessive height, bulk and site coverage and its unsympathetic scale, form, layout and cramped appearance in relation to the existing dwellings and their garages and rear gardens and in relation to the adjoining bungalow to the south, No. 9 Stuart Close, would introduce an unsympathetic, discordant and over dominant form of development into the street scene, which would be detrimental to the character and visual amenities of the area. As such, the proposal is contrary to saved Policies BE1 and H16 of the Worthing Local Plan 2003.

[redacted]nt.....

Dated : 1st April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed conservatory together with the proposed pitched roofed extended building to the rear of 52 and 54 Chesswood Road would be detrimental to the amenities and living conditions of the occupiers of the adjoining bungalow to the south of 52 Chesswood Road, No. 9 Stuart Close, by reason of their excessive height and bulk and their cumulative overbearing effect on and loss of privacy to that property, to an unacceptable degree, contrary to saved Policy H16 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.