Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1060/FULL

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

Mr Nicholas Brown
4 Grange Close
Brighton
Sussex
BN1 6AP

PROPOSAL: Demolition of existing garage at side of property and erection of a two storey three bedroom dwelling house.

LOCATION : 67 Pelham Road Worthing

DATE REGISTERED 10th September 2007

APPLICANT : Mr Nicholas Brown

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01/Rev. A, 02/Rev.A and 04 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed dwelling by reason of its size, siting and poor design would represent an unsympathetic and intrusive form of development on this restricted plot that would be out of keeping with the character of and appearance of existing development. It would appear cramped and overbearing in relation to the neighbouring property and harmful to the streetscene in general. In addition, the proposal would be detrimental to the residential amenities of 69 Pelham Road through unacceptable overshadowing of the first-floor flat and rear garden. It is therefore contrary to 'saved' policies BE1 and H18 of the Worthing Local Plan 2003 and policies CH1 and DEV1 of the West Sussex Structure Plan 2001-16.

Cont.....

Dated : 15th October 2007

Assistant Director (Planning Services)

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

2. The Council is not satisfied that adequate parking provision to serve both the existing and proposed dwellings can be made on the site to an acceptable standard and therefore the proposal development would be detrimental to highway safety contrary to 'saved' policy TR9 of the Worthing Local Plan 2003 and policies DEV4 and DEV5 of the West Sussex Structure Plan 2001-16.

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.