Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: 11/0215/FULL

Professor Alan Phillips
Alan Phillips Architecture
10 South Street
Portslade
East Sussex
BN41 2LE
United Kingdom

Details of Development
Conversion and alterations of existing house to create 4 flats. Demolition of existing garage.

Location of Development
44 Christchurch Road Worthing West Sussex BN11 1JA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application, Drawing Nos. 1910-CR.04 and 1910-CR.05 and relevant correspondence registered on 19th April 2011.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
23/08/2011

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed development would result in the loss of a small sized dwelling suitable for family occupation for which there is a high demand for and limited supply of within the Borough which already includes a high proportion of small flats. The use of the building as four flats would result in the loss of this accommodation and result in the provision of additional flat based accommodation which is already over-represented within the Borough. The development therefore fails to comply with Policy 9 of the Worthing Core Strategy 2011.