Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0152/FULL

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

B. C. Building Consultants Ltd.
27 Dell Drive
Angmering
West Sussex
BN16 4HE

PROPOSAL: Construction of a two storey dwelling to provide 2 x two bedroom self-contained flats.

LOCATION : 146 Nelson Road Worthing

DATE REGISTERED 1st April 2008

APPLICANT : Mrs E Scrace

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 3138; 3138/1 and un-numbered section, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would, by reason of the siting, design, scale and form of the proposed building and the proposed parking area, upset the symmetry of the pair of semi-detached houses and relate poorly to the streetscene by breaching an established building line, eroding the open setting of the adjacent junction and introducing a prominent and intrusive parking area resulting in the loss of the existing hedge. This would be to the detriment of the visual amenities of the area and, as such, it conflicts with Saved Worthing Local Plan Policy BE1 and Saved West Sussex Structure Plan Policies DEV1 and CH1.

2. The proposal would by reason of the scale and siting of the parking area give rise to unacceptable harm to the living conditions of the occupiers of No. 51 Harwood Avenue due to noise and disturbance from cars parking and manoeuvring. As such it conflicts with Saved Worthing Local Plan Policy H18 and Saved West Sussex Structure Plan Policy DEV1.

Cont.....

Dated : 17th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.
WB/08/0152/FULL

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.