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: WB/11/0029/FULL

Mr I Salter
A J Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Details of Development
ALTERATION TO BALCONY AREA AND GLAZED SCREENING TO SAME (REVISION TO PLANNING PERMISSION REF. WB/10/0681/FULL).

Location of Development
30 WEST PARADE WORTHING WEST SUSSEX BN11 5EF

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 and relevant correspondence registered on 13th January 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
09/05/2011

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 glazed balcony screen and balustrade, by reason of its jarringly incongruous design lacking harmony with the existing building, result in an obtrusive presence in the street scene that would relate poorly to the architectural form of the property itself to the detriment of the visual amenities of the street scene and the pattern of existing development within it. As such, the proposal conflicts with South East Plan Policies BE1 and CC6, Worthing Core Strategy Policy 16, and Saved Worthing Local Planning Policies BE1, H16, and H18 together with allied Worthing Borough Council Supplementary Planning Guidance 'Extending or Altering Your Home'

02. The installation of the balcony screen and balustrade to enable the majority of the flat roof to be used as an outside amenity area would, by reason of the close proximity of the development to the immediate neighbour to the west, encourage people to use the flat roof area to such an extent as to result in unacceptable visual intrusion, loss of privacy and adverse overlooking, and unacceptable noise and disturbance onto the private balcony and rooms of this neighbouring property, to the detriment of the living conditions and residential amenities of the occupiers of the same in conflict with the Saved Worthing Local Plan Policies H16 and H18 as well as the Worthing Borough Council Supplementary Planning Guidance for 'Extending and Altering Your Home'.

List of documents

Drawing No. 2110:10 entitled Alteration to balcony dated and deposited 13th January 2011.