Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0830/FULL

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

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

PROPOSAL: Extension and alteration to existing garage including provision of bedroom and shower room in new roof to provide guest accommodation.

LOCATION : 15 Gerald Road Worthing

DATE REGISTERED 25th September 2009

APPLICANT : Mr & Mrs J W Chambers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 4509:1 'Alteration to garage' 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 its poor standard of design and unsympathetic architectural composition and its relationship with the existing building; its lack of visual subservience with the same due to the form and shape and excessive size and scale of its roof in relation to the parent building; and its ill-proportioned front fenestration and horizontally emphasised framing, sit uncomfortably alongside the existing building and result in a cramped incongruous and overly assertive development detrimental to the architectural integrity of the main residence building and, as such, would be detrimental to the established character and appearance of this part of the street scene. As such, the proposal conflicts with Saved Worthing Local Planning Policies BE1 and H16 as well as the Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes, and South East Plan policies BE1 and CC6.

Dated : 18th November 2009

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed development would, by reason of its physical proximity to the eastern shared side boundary, and elevated height, generate an unacceptable degree of overbearing effect (perceived and direct) leading to a cramped and confined outdoor garden area onto the neighbour to the east (No. 17 Gerald Road) to the detriment of their residential amenities. As such, the proposal conflicts with Saved Worthing Local Planning Policies BE1 and H16, H18 as well as the Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes, and South East Plan policy BE1.

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.