Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0192/FULL

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

Mr M Harrow
Trident Windows
193 South Farm Road
Worthing
West Sussex BN14 7TW

PROPOSAL: Replacement of timber sliding sash windows with PVCu vertical sliding sash windows and replacement of timber and aluminium windows to larder and kitchen on east elevation with PVCu replacement windows.

LOCATION : Flat 1 Chaucer Lodge2 Chaucer Road Worthing

DATE REGISTERED 11th March 2010

APPLICANT : Mrs A S Kingsley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered drawings and Victorian sliders sash windows marketing information which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed ground floor front replacement windows, having regard to their non-traditional and inappropriate material, ill-proportioned and excessive thickness of frames and glazing bars, flat and banal 'face fitted' Georgian Bars, and historically and architecturally inaccurate method of opening would be an unsympathetic dilution of the historic and architectural integrity and significance of the Heritage Asset (a local list building), and, as such, would fail to preserve or enhance the established character and appearance of this part of the Shakespeare Road Conservation Area in which the building sits. 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 Worthing Borough Supplementary Planning Guidance Conservation Area Appraisals, 1997 and 1999, and South East Plan policies CC1, BE1, BE6, and CC6.

Cont.....

Dated : 5th May 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

NOTES TO ACCOMPANY REFUSAL OF FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the decision notice or within 12 weeks for householder appeals.

- Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or on line at www.planningportal.gov.uk/pcs.

- The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

- In the case of permission being granted for a limited period only, if an extension of the temporary period of this permission is required, an application to extend the period should be made to the Council before the expiration of the temporary permission.

Purchase Notices

- If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state or it renders the land incapable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, then the owner may serve a purchase notice on the Borough/District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

THIS DECISION IS ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND DOES NOT CONVEY ANY CONSENT OR APPROVAL WHICH MAY BE REQUIRED UNDER OTHER LEGISLATION INCLUDING THE BUILDING REGULATIONS

WB/10/0192/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.