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/11/0254/FULL

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 5WF

Details of Development
Installation of two pairs of gates to two existing driveway entrances fronting Hythe Road and installation of railings above the existing front and side boundary walls on Grand Avenue and Hythe Road frontages, together with raising wall piers with concrete blockwork. (Resubmission of WB/10/0737/FULL)

Location of Development
1 GRAND AVENUE WORTHING WEST SUSSEX BN11 5AP

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 28th March 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
08/06/2011

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. Having regard to the predominant characteristics of the existing building, No. 1 Grand Avenue, including its existing traditional low white painted boundary walls around the perimeter of this prominent corner to Grand Avenue and Hythe Road, the proposed entrance gates, railings and taller wall piers, cumulatively, would introduce an uncharacteristic, overdominant and unsympathetic feature into the street scene, which would be detrimental to the visual amenities of the area. As such, the proposal is contrary to saved Policy H16 of the Worthing Local Plan 2003, Policy 16 of Worthing's Submission Core Strategy (April 2010) and Policy BE1 of the South East Plan.