Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0106/OUT

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

Mrs Dawn Appleton
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex PO19 1UA

PROPOSAL: Outline Application for the demolition of existing garage building to rear of properties and construction of four two storey dwellings with access onto Heene Road. Rear gardens of 15 and 17 Heene Road.

LOCATION : 17 Heene Road Worthing

DATE REGISTERED 27th February 2009

APPLICANT : Mr P Jenkin

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 08/20/01, 08/20/02 Rev. A and 08/20/03 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Having regard to the constrained nature of the site and its surroundings, by virtue of their unsympathetic siting, scale, bulk and design, the proposed dwellings would represent a cramped and overbearing overdevelopment of the site which would be detrimental to the character and appearance of the Conservation Area, the amenities of adjoining occupiers in terms of loss of light, outlook and privacy, and would provide a poor living environment for future occupiers. In addition, the application has failed to demonstrate that the absence of any on-site parking and loss of existing parking facilities would not result in undue pressure on the surrounding road network and assigned amenity areas within the site from parking demand from the development.

Cont.....

[redacted]

Dated : 21st April 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

This would be to the detriment of local residents and future occupiers amenity and the character and appearance of the Conservation Area, compounding concerns in relation to the overdevelopment of the site. As such the proposal is considered contrary to Saved Policies BE1, TR9 and H18 of the Worthing Local Plan 2003, Saved Policies CH1, CH4, CH5 DEV1 and DEV5 of the West Sussex Structure Plan 2001-2016, PPS1: Delivering Sustainable Development, PPS3: Housing, and PPG13: Transport.

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.