Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0013/FULL

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

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

PROPOSAL: Demolition of existing dwelling and proposed redevelopment of the site with 7 flats and associated site works.

LOCATION : 19 Ripley Road Worthing

DATE REGISTERED 7th January 2008

APPLICANT : J McCabe Esq

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 9207-1, 9207-2 and supporting documentation 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 the building's bulk, siting, scale and design allied to the layout, access and parking arrangements, result in loss of amenity for adjacent occupiers due to overlooking, loss of outlook and the overbearing form, and, noise and disturbance from vehicles within the site. In addition the building would be unacceptably bulky, top-heavy, obtrusive and discordant in the streetscene displaying a poor quality of composition and providing inadequate levels of on-site parking and a substandard level of visibility at the vehicular access. This would be to the detriment of the living conditions of neighbouring occupiers, the quality of the townscape and highway safety. As such, the proposal would be an over-development and conflict with Saved Worthing Local Plan Policies BE1, TR9 and H18 and Saved West Sussex Structure Plan Policies CH1, DEV1, DEV4 and DEV5, PPS1 Delivering Sustainable Development and PPS3 Housing and PPG13: Transport.

Cont.....

Dated : 12th February 2008

Assistant Director (Planning Services)

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

2. The development has failed to provide for the required development contributions towards upgrading local transport facilities necessary to accommodate the development. As such, it conflicts with Saved Worthing Local Plan Policy RES12 and Saved West Sussex Structure Plan Policies DEV3.

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.