Worthing
BOROUGH COUNCIL

APPEAL: ALLOWED / DISMISSED
DOE LETTER DATED: 8·10·08

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0001/OUT

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

Alan Wingfield
14 Capelia House
West Parade
Worthing
West Sussex BN11 3RB

PROPOSAL: Outline application for three storey rear extension in connection with conversion of part of 1-3 Hertford Road into 6 self contained 1 bedroom flats.

LOCATION : 1 - 3 Hertford Road Worthing

DATE REGISTERED 27th February 2008

APPLICANT : Mrs A Dercle

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 27/337/6, 27/337/7, 27/337/8, 27/337/10, 27/337/11 and 27/337/13, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal has not demonstrated that it could be acceptably accommodated on the site in terms of scale, layout, access, landscaping and appearance. The extension would, by reason of its siting, scale and form, unacceptably detract from the living conditions of neighbouring occupiers in terms of its overbearing nature and impact on outlook and loss of privacy from overlooking. It would also unacceptably detract from the attractive and historic appearance of the existing houses and quality of the townscape. In this respect the site is in a prominent position and the extension is unduly large and dominant and sits awkwardly in relation to the existing semis' form and setting. It protrudes uncomfortably to the rear and side and sits hard up against the rear boundary, lending the site a cramped appearance. In particular, it would unbalance the symmetry of the semis and their generally pleasing composition.

cont.....

Dated : 22nd April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

Condition 1 continued

A number of architectural features are incongruous and ill-considered, including the hipped rear roof, its poor relationship to the dormer which appears cramped and awkward in this position and the pattern and design of the fenestration (including the bay) which is unsympathetic to the period quality of the semis. The loss of the attractive feature arched window on the west elevation is particularly lamentable. Finally, the parking arrangement is substandard in terms of functionality. As such, it conflicts with Saved Worthing Local Plan Policies BE1, H13, H18 and Saved West Sussex Structure Plan Policies CH1, DEV4, DEV5 and DEV1 and PPS1: Delivering Sustainable Development and PPS3 Housing.

2. The proposal has failed to provide the required development contributions in respect of improvements to local transport facilities in the vicinity to accommodate the additional pressure on local infrastructure generated by the scheme. As such the proposal conflicts with Saved Worthing Local Plan Policy RES12 and Saved West Sussex Structure Plan Policy DEV3 and adopted Supplementary Planning Guidance.

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.