Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0474/OUT

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

Enhance Developments
6 Oxford House
56 Teville Road
Worthing
West Sussex BN11 1UY

PROPOSAL: Outline application for the construction of 14 dwellings comprising of 4 No. 3 bed houses, 8 No. 2 bed flats and 2 No. 1 bed flats together with associated parking and landscaping. With access to be considered at outline stage.

LOCATION : 15 - 17 Bulkington Avenue Worthing

DATE REGISTERED 22nd May 2008

APPLICANT : Enhance Developments

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5011-01, 5011-02, 5011-03, 5011-04, 5011-05, 5011-06, 5011-07A, 5011-08, 5011-09 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 has not demonstrated that it could be acceptably accommodated on the site and would accordingly unacceptably detract from the living conditions of neighbouring and future occupiers due to its overbearing scale and impact on outlook, privacy and amenity, and present a poor quality design which would detract from the quality of the streetscene by reason of its insensitive scale, contrived layout and lack of sense of place. As such, it conflicts with Saved Worthing Local Plan Policies BE1 and H18 and Saved West Sussex Structure Plan Policies CH1 and DEV1.

Cont.....

Dated : 19th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposal has not demonstrated that the access, parking layout and manoeuvring areas could safely and efficiently accommodate and serve the scale of development proposed and as such conflicts with Saved Worthing Local Plan Policy TR9 and Saved West Sussex Structure Plan Policies DEV4 and DEV5.

3. The applicant has failed to provide the required development contributions in respect of improvements to local transport, education and fire hydrant facilities in the vicinity to meet the additional demands on local infrastructure that would be 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.