Worthing
BOROUGH COUNCIL

APPEAL: answer/ DISMISSED
DOE LETTER DATED: 16·9·09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0457/FULL

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

Gerald Moore
1 Exmoor Crescent
Worthing
West Sussex BN13 2PL

PROPOSAL: Alterations and conversion of ground floor to provide two x one bedroom self contained flats (Re-submission of WB/07/1538/FULL)

LOCATION : 104 Station Road Worthing

DATE REGISTERED 29th April 2008

APPLICANT : Mr K.V. Jenkins

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 677/06/P/03B which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would provide an unacceptable quality of environment and living conditions for the future occupiers of the new flats and neighbouring occupiers by reason of reliance on tortuous, unattractive and unsatisfactory rear access to Unit 2; contrived and awkward layout of the gardens serving Units 1 and 2 and neighbouring property No. 102 Station Road, leading to unacceptable outlook and levels of privacy for these occupiers and poor quality of amenity space; disturbance to the adjoining neighbour at No. 100 Station Road from the intensified use of the rear part of the property at No. 104 Station Road due to the increase in the number of units; and arrangement, outlook and access arrangements for these new dwellings and allied intensified use of the former rear garden of No. 102 Station Road. As such the proposal conflicts with Saved Worthing Plan Policies H13 and H18 and Saved West Sussex Structure Plan Polity DEV1 and PPS1 : Delivering Sustainable Development.

Dated : 21st July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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