Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0116/FULL

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

Mr G Sanders
7 East Street
Tewkesbury
Gloucestershire
GL20 5NR

PROPOSAL: Demolition of rear part of existing building and raising of roof, plus erection of two-storey detached building in rear to create 2 x one bedroom flats with external stairs to first floor flat.

LOCATION : 28 Brighton Road Worthing

DATE REGISTERED 10th June 2008

APPLICANT : Caerleon Estates Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site Location Plan, Block Plan and Drawing Nos. 4/08/AMD, 4/08 and 4/08/EXT which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed 2-storey detached building, by reason of its cramped siting, excessive scale, height, massing, poor design and inappropriate materials and detailing, together with the unsympathetic alterations to the rear of the existing building, would be an unsympathetic and incoherent form of development which would not be well related to the historic character of this terrace which is designated as a Local Interest Building, and would be detrimental to, and would not preserve or enhance the character or appearance of the Steyne Gardens Conservation Area in which the site lies. As such the proposal is contrary to saved policy BE1 of the Worthing Local Plan, and saved policies DEV1, CH1 and CH4 of the West Sussex Structure Plan 2001-16.

Cont.....

Dated : 9th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed building, having regard to its close proximity to the site boundaries and cramped relationship to nearby buildings would provide a poor standard of residential accommodation for future occupiers and by reason of its height, massing, depth and position, in addition to the alterations to the existing building, would have an unneighbourly impact on surrounding properties, having an oppressive and overbearing effect and resulting in a loss of privacy through overlooking. The proposal therefore conflicts with saved policy H18 of the Worthing Local Plan and saved policies CH1 and DEV1 of the West Sussex structure Plan 2001-16.

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.