Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0009/FULL

Mr T Cording
140 High Street
Steyning
West Sussex
BN44 3LH

Details of Development
CHANGE OF USE OF NO. 14 WEST AVENUE AND EAST COURT MILL ROAD TO A HEALTH SPA.

Location of Development
14 WEST AVENUE WORTHING WEST SUSSEX BN11 5LU

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 2nd February 2011.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
18/05/2011

Worthing Borough Council

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SCHEDULE

Reasons for Refusal

01. The proposal involves the loss of at least one family dwelling which would exacerbate a known shortage of such accommodation within the Borough. As such the proposal is contrary to saved local plan Policy H10 and Submission Core Strategy Policies 7, 8 and 9.

02. The application fails to demonstrate that the proposal would not result in an unjustified loss of B1 - office floorspace. As such the proposal is contrary to South East Plan Policy RE3 and Submission Core Strategy Policy 4.

03. The vehicle access proposed is inadequate in width and the applicant has failed to demonstrate that eight car parking spaces, four cycle parking spaces and necessary manoeuvring space can satisfactorily be provided on site without harm to protected trees or the appearance of the frontage. The proposal therefore has the potential to lead to a loss of visual amenity, loss of trees and conflict with the free flow of pedestrian and vehicular traffic on West Avenue. The application is therefore contrary to saved Local Plan Policies BE1, TR9 and H18, South East Plan Policies BE1, BE6 and T4 and Submission Core Strategy Policies 13 and 16.

04. The proposed hours of use seven days a week and associated level of activity represents an intensive commercial use in a generally residential area which is likely to give rise to noise and disturbance to adjoining neighbours. As such the proposal is considered to be contrary to saved Local Plan Policy H18, South East Plan Policies BE1 and CC6 and Submission Core Strategy Policy 16.

List of documents

Drawing Nos. WA/W/001 – 004 (inc) and Existing driveway and parking drawing.