Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: WB/11/0080/FULL

Mr Martin O'Brien
61 Church Road
Tarring
Worthing
West Sussex
BN13 1HB

Details of Development
CONSTRUCTION OF A 4/5 BEDROOM DETACHED DWELLING IN REAR GARDEN WITH ACCESS ONTO LONGLANDS (REVISED APPLICATION FOLLOWING REFUSED PLANNING PERMISSION WB/10/0473/FULL)

Location of Development
5 FOURTH AVENUE WORTHING WEST SUSSEX BN14 9NY

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 Drawings numbered FA/1A, 2A, 3A, 4A, 5A, 6A and 7A and relevant correspondence registered on 14th 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
03/05/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed house would by reason of its scale, form, design and siting appear cramped, discordant and unduly assertive in the streetscene, would detract from the area's verdant appearance and present a poor quality of composition. It would be harmful to the setting and amenities of the original house and to the character in this part of Longlands. Its position and bulk would also be detrimental to the amenities of neighbouring properties by reason of its overbearing impact, overshadowing, loss of outlook and reduced privacy. The proposal is therefore contrary to saved Local Plan Policies BE1 and H18, South East Plan Policies BE1, CC1 and CC6, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.