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/10/1100/FULL

Mr Simon Brett
Brett Incorporated Limited
7 Mulberry Trading Estate
Foundry Lane
West Sussex
RH13 5PX

Details of Development
Retention of oak framed concertina opening shop front.

Location of Development
43 Warwick Street Worthing West Sussex BN11 3DQ

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, relevant correspondence and Site location plan No. 1497/G05 and Drawings 1497.6/01, 1497.11/02 and 'Shop front joinery details' registered on 14th April 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
23/08/2011

Worthing Borough Council

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SCHEDULE

Reasons for Refusal

01. The existing shopfront, by reason of its method of opening, unsympathetic sub-division, proportions, thickness of the frames and external finish, constitutes an over-dominant, 'heavy' and obtrusive form of development that is visually divorced from the upper floors and detracts from the historic character and visual integrity of this Local Interest Building and the setting of the adjoining Listed Building, and fails to enhance or preserve the character or appearance of the South Street Conservation Area. As such the shopfront conflicts with Policy 16 of the Worthing Core Strategy and Policies BE1 and BE6 of the South East Plan and national planning policy contained within PPS:5 'Planning for the Historic Environment' and draft National Planning Policy Framework.