Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0584/FULL

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

ADCS Ltd
17 Springfield Gardens
Worthing
West Sussex
BN13 2DF

PROPOSAL: Erection of three storey and single storey rear extensions to create 4 self contained flats consisting of 2 x two bed and 2 x one bed apartments. Ground floor rear extension to provide new kitchen, stores and seating area for 20 tables in connection with use as restaurant and take a way. New shop front and new extraction system on rear elevation.

LOCATION : 205 Tarring Road Worthing

DATE REGISTERED 23rd June 2008

APPLICANT : Mr Abdul Monnan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the location plan, 1152/P01 and 1152/P02 B which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

Cont.....

Dated : 22nd September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0584/FULL

1. The proposals represent an over-intensive development of this site by reason of the scale and plot coverage of proposed buildings, the cramped layout of the communal external areas, and position of the entrance to the flats, providing a poor environment of the future occupiers thereof and resulting in a degree of activity, noise and disturbance, including at unsocial hours, that would be detrimental to the amenities of nearby residential occupiers. Furthermore, notwithstanding the sustainable location of this site in relation to nearby shops and facilities and its accessibility to public transport alternatives; the lack of adequate on-site parking provision to meet the needs of the development would unacceptably increase the pressure for on-street parking on nearby roads where there is insufficient capacity to meet existing demand, and would likely give rise to inappropriate parking on surrounding residential roads to detriment of the local environment. The proposed development is therefore contrary to saved Policies H13, H18 and TR9 of the Worthing Local Plan 2003 and saved Policies CH1, DEV1 and DEV5 of the West Sussex Structure Plan 2001-2016.

2. The proposed extensions by reason of their large size, scale, siting, massing and design would be poorly related in visual terms to the existing property and, in addition to the prominent siting of the extraction ductwork, would represent an intrusive form of development out of keeping with, and detrimental to, the character of the surrounding area. By reason of its height, depth and proximity to the site boundaries, the proposed three-storey extension would be overbearing and would cause excessive overshadowing of the neighbouring properties. Moreover, the internal layout of the proposed residential flats and the means of access thereto, above the proposed ground-floor restaurant extension, would significantly increase the intensity of overlooking of the adjoining property to an unacceptable and unneighbourly extent. The proposed development is therefore contrary to saved Policies BE1, H13, H16 and H18 of the Worthing Local Plan 2003, and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

3. The proposed replacement flush shopfront, having regard to the scant details provided in the application submission, would be unsympathetic to and out of keeping with the traditional character and appearance of other shopfronts within this parade, and would be harmful to the visual amenity of the locality contrary to saved Policy BE1 of the Worthing Local Plan 2003 and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

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.