Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0593/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Conversion of existing dwelling into 6 no. self-contained units incorporating dormer to north elevation and other alterations.

LOCATION : 24 Cowper Road Worthing

DATE REGISTERED 24th June 2008

APPLICANT : Mr Mills

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing 1 entitled 'Ground Floor Plans', Drawing 1 entitled 'First and Second Floor Plans', and Drawing Nos. 3 and 4 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. On the basis of the limited and conflicting information available, the Local Planning Authority cannot be satisfied that the proposal would provide a quality living environment for future occupiers, notably in terms of the use of the roofspace as living accommodation and the treatment of external areas. As such, the proposal is considered contrary to Saved Policies H18 and BE1 of the Worthing Local Plan 2003, Saved Policy DEV1 of the West Sussex Structure Plan 2001-2016, and National Policy PPS3: Housing.

Cont.....

Dated : 18th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Having regard to their scale, siting, and design and the inaccuracies in the information available to the Local Planning Authority, distorting the positioning and scale in relation to the existing building, the proposed dormer and rooflight windows would represent an incongruous form of development detrimental to the character and appearance of the recipient building and would not preserve or enhance the visual amenities of the Shakespeare Road Conservation Area. As such the proposal is considered contrary to Saved Policy BE1 of the Worthing Local Plan 2003 and Saved Policies DEV1, CH1 and CH4 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.