WORTHING BOROUGH COUNCIL

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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 20 Class A

APPLICATION NUMBER: NOTICE/0014/23

Details of Development
APPLICATION FOR PRIOR APPROVAL FOR CONSTRUCTION OF TWO ADDITIONAL STOREYS ABOVE EACH EXISTING FLAT BLOCK TO CREATE 12 DWELLINGS (6 PER FLAT BLOCK).

Location of Development
CHATSMORE HOUSE GORING STREET WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 25th September 2023

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

G Peck

Gary peck
Planning Services Manager
23/11/2023

Ref: - NOTICE/0014/23

SCHEDULE

Reasons for Refusal

01. On the basis of the submitted plans and particulars, the Local Planning Authority is not satisfied that the proposed development can lawfully take advantage of the procedures under Part 20 Class A of the General Permitted Development Order 2015.

02. The proposed development would, by reason of its unacceptable scale, massing, form and design, and siting and layout of parking areas and cycle stores, relate poorly to the scale and appearance of the recipient building and surrounding character and pattern of development, and would appear as unsympathetic and incongruous additions, detrimental to the visual amenities of the site and surrounding streetscene. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan and the relevant paragraphs of the NPPF.

For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
EXISTING SITE PLAN		19.10.2023
DESIGN & ACCESS STATEMENT		25.09.2023
PROPOSED PLANS	02 A PP A	25.09.2023
PROPOSED ELEVATIONS	04 A PP A	25.09.2023
PROPOSED SITE LAYOUT	05 A PP F	25.09.2023
EXISTING PLANS	01 A EX	26.09.2023
EXISTING ELEVATIONS	03 A PP	26.09.2023

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.