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Our Ref: P-008b
Your Reference: APP/M3835/W/24/3349597
12 November 2024

The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Comments on LPA Appeal Statement

Dear PINS / Neil Devereux,

Appeal Ref: **APP/M3835/W/24/3349597**
Appellant: **Mr David Fitness**
Site: **Site Address: Site Of 1 And 1A And 2 To 3 New Broadway, Worthing, West Sussex, BN11 4HP**
Proposal: **Application for Prior Approval for construction of an upward extension to form one additional storey to provide 2 x flats.**

Please accept this letter as our formal comments in response to the LPA's appeal statement provided on 30 October 2024 in respect of the above appeal.

Reason for Refusal 1: Design and Impact on Setting and Surroundings

In respect of reason for refusal 1, it is contended that given the mixture of building designs and heights within the immediate vicinity, the train track directly to the north of the appeal site and distances maintained to neighbouring development on the opposite sides of Tarring Road and Downview Road, that the appeal proposal would not have a detrimental impact or result in demonstrable harm to the character of the terrace as a whole or the surrounding street scene.

Reason for Refusal 2: Nationally Described Space Standards (NDSS)

In respect of reason for refusal 2, the supporting information submitted with this appeal clearly shows that the proposed dwellings would comply with Nationally Described Space Standards (NDSS).

The Appellant remains of the view that the proposals would comply with the restrictions and stipulation as set out under Schedule 2, Part 20, Class AB of the General Permitted Development Order (GPDO) 2015 (as amended), and respectfully requests that the Inspector allows the appeal. It is noted that the Appellant is happy to accept the conditions suggested by the LPA.

Yours Faithfully

Mr Oguzhan Denizer BA (Hons), MSc, LMRTPI
MME Planning Services