WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED - 2 NOV 2007
TO PD 3113
INSTRUCTION

To: P Davenport, DC

STRATEGIC HOUSING AND PLANNING COMMENTS

LOCATION: 28 Marine Drive, Worthing

PROPOSAL: Demolition of 28 and 30 Marine Drive and redevelopment of the site with a block of 8 flats with associated landscaping and underground parking

APP NO: WB/07/1078/FULL

OFFICER DEALING: Mr. P. Davenport

DATE SENT TO POLICY: 22/10/07

The main policy issues in terms of Local Plan saved policies that are relevant to this application are:

CT3: Protection & enhancement of Seafront area
BE 1: Design quality
TR 9: Parking requirements for development
H18: Amenity of residents

In general terms the density, scale and height/ massing of the development does not appear to be out of character with this part of the Seafront area (***CT3***) or to raise design quality issues (***BE1***), though new planting appears a bit minimal at this stage of design on quite a prominent corner site.

The relationship between the new flats and the adjoining houses in Arlington Avenue will need careful consideration in terms of amenity/ daylight etc (***BE18***).

Adopted parking standards call for a maximum of 12 spaces, ie 8 two-and three-bed flats x 1.5 spaces each (***TR9***).

Subject to the above there are no other policy observations on this proposal.

Ron Madell ext.1361/ 07970-144771 **30 October 2007**