Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 8.12.08

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0383/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex BN11 2LY

PROPOSAL: Demolition of existing dwelling and proposed redevelopment of the site with 6 flats and associated site works. (Resubmission of WB/08/0013/FULL).

LOCATION : 19 Ripley Road Worthing

DATE REGISTERED 22nd April 2008

APPLICANT : Mr J McCabe

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 9207:5 and 9207:6, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would, by reason of the building's bulk, siting, scale and design, allied to the layout, access and parking arrangements, result in loss of amenity for adjacent occupiers due to overlooking, loss of outlook, the overbearing form and noise and disturbance from occupiers and vehicles within the site. In addition, the detailed design fails to achieve the required richness and quality in terms of reproduction period design required. Finally, it has failed to demonstrate that safe vehicular visibility would be achieved at the vehicular access. This would be to the detriment of the living conditions of neighbouring occupiers, the quality of the townscape and highway safety. As such, the proposal would be an over-development and conflicts with Saved Worthing Local Plan Policies BE1, TR9 and H18 and Saved West Sussex Structure Plan Policies CH1, DEV1, DEV4 and DEV5, PPS1 Delivering Sustainable Development and PPS3 Housing and PPG13: Transport.

Cont.....

Dated : 29th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development has failed to provide for the required development contributions towards upgrading local transport facilities necessary to accommodate the development. As such, it conflicts with Saved Worthing Local Plan Policy RES12 and Saved West Sussex Structure Plan Policy DEV3.

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.

2. The development has failed to provide for the required development contributions towards upgrading local transport facilities necessary to accommodate the development. As such, it conflicts with Saved Worthing Local Plan Policy RES12 and Saved West Sussex Structure Plan Policy DEV3.

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