Worthing
BOROUGH COUNCIL

Awarded for excellence

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/08/0367/FULL

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

R V Roberts
Mill Lodge
25 Downview Road
Worthing
West Sussex
BN11 4QP

PROPOSAL: Two storey side extension.

LOCATION : 5 Byron Road Worthing

DATE REGISTERED 4th April 2008

APPLICANT : Worthing Churches Homeless Project

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 4516 and Block Plan which accompanied the application, or as subsequently amended prior to consideration, is to

**REFUSE PERMISSION for the reason(s) that:-**

1. The application fails to demonstrate accurately the architectural composition of the existing and proposed built form. The proposal would result in a bulky, monotonous, overbearing flank wall to the southern elevation, which adjoins a Conservation Area. Overall, the appearance of the proposed extension would result in an unbalanced built form to the detriment of the original building, which exhibits a detailed design that is well proportioned and compatible with its surroundings being adjacent to a Conservation Area. Therefore, the proposal would have a detrimental impact on the property itself and would not preserve or enhance the character and appearance of the area, being adjacent to the Montague Road Conservation Area and would not comply with the saved Worthing Local Plan Policies BE1 and H16 and saved West Sussex Structure Plan 2001-2016 Policies DEV1, CH1 and CH4.

Cont.....

Dated : 27th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0367/FULL

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.