BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 14·8·08

Awarded for excellence

APPLICATION NO. WB/07/0927/OUT

Portland House
Richmond Road
Worthing BN11 1LF

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

Betham Associates
105-111 Euston Street
London
NW1 2EW

PROPOSAL: Outline application for the demolition of dwelling house and erection of 13 flats with basement parking.

LOCATION : 2 Hastings Road Worthing

DATE REGISTERED 2nd August 2007

APPLICANT : Mrs J Law

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the drawings and documents deposited on 2nd August 2007, 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 siting, footprint, form, scale and massing, dwarf adjoining properties and introduce an alien form of development into an area characterised by detached dwellings and fails to demonstrate development of this density could satisfactorily be accommodated within the site whilst reinforcing local distinctiveness and the aesthetic and visual qualities of the existing pattern of development and the local environment. As such the proposal would be harmful to visual amenity and would have a detrimental impact upon the street scene, contrary to Policies BE1, H10 and H18 of the Worthing Local Plan 2003 and Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

Cont.....

Dated : 2nd October 2007

Assistant Director (Planning Services)

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

2. The proposed development would, by reason of the height and siting of the buildings in close proximity to adjoining dwellings, have an overbearing impact upon occupiers of neighbouring properties and fails to demonstrate whether undue overlooking and loss of privacy to adjoining dwellings and overlooking and overshadowing within the site itself would result. As such the proposal conflicts with Policy H18 of the Worthing Local Plan 2003 and Policy DEV1 of the West Sussex Structure Plan 2001-2016.

3. The proposal fails to demonstrate that safe and adequate access to the local highway network can be achieved and as such conflicts with Policy TR9 of the Worthing Local Plan and Policies DEV4 and DEV5 of the West Sussex Structure Plan 2001-2016.

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.