Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0154/FULL

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

Design Management Partnership
8 Trade Street
Cardiff CF10 5DT

PROPOSAL: Provision of two canopies over existing external drinking areas to the rear and side of the building.

LOCATION : Golden Lion The Causeway Worthing

DATE REGISTERED 20th February 2008

APPLICANT : Greene King Brewing and Retailing Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 202, 041A, 240A, 241A and 243A, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed covered shelters would introduce unsympathetic and discordant features in relation to the layout, design and external features of the existing building, which, having regard to the prominence of the building within the street scene, would be detrimental to the character and visual amenities of the area. As such, the proposal is contrary to Saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001 - 2016 and Saved Policies BE1 and H18 of the Worthing Local Plan 2003.

2. The proposed shelter in the south-eastern part of the site would impact upon the outlook and amenities of the occupiers of the adjoining residential properties to the south, Durrington Gardens, The Causeway, to an unacceptable degree, as a result of the shelter's size and close proximity to the north-facing windows of the adjacent flats. As such, it would be contrary to Policy H18 of the Worthing Local Plan 2003.

cont.....

Dated : 14th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

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INFORMATIVE

This information is only intended as a summary of the reasons for the 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.