Worthing
BOROUGH COUNCIL

APPEAL: ~~ACCEPTED~~ / DISMISSED
DOE LETTER DATED: 8·10·08

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1194/OUT

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

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL: Outline application for the construction of two bungalows together with associated parking, landscaping and access driveway. Access and scale to be agreed at outline stage.

LOCATION : Land rear of 57 - 59 Hayling Rise Worthing

DATE REGISTERED 18th October 2007

APPLICANT : Harlington Homes 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. 5094/01-B, 5094/02-C, 5094/03-A and 5094/04-A, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. By reason of the scale, design and layout of the development as described in the application form, shown in the submitted drawings and described in the Design and Access Statement and the development's relationship to neighbouring properties and occupiers, the proposal would result in an unacceptable outlook and sense of enclosure for the neighbouring occupiers, to the detriment of their living conditions and appear cramped, awkward and alien, unacceptably consolidating and extending a cluster of backland development, to the detriment of the urban quality, character and appearance of the local area, and, accordingly, constitutes over-development. As such, the proposal has not demonstrated that the two bungalows could be acceptably accommodated on the site. This conflicts with Saved Worthing Local Plan Policies BE1 and H18 and Saved West Sussex Structure Plan Policies CH1 and DEV1 and PPS3 (Housing).

Cont.....

Dated : 4th December 2007

Assistant Director (Planning Services)

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

WB/07/1194/OUT

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.