Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1186/FULL

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

Baker Associates
87 High Street
Steyning
West Sussex
BN44 3RE

PROPOSAL: Conversion of existing building into 3 flats with extensions and alterations and 2 storey extension to rear to provide 2 further flats (total 5 units) with ancillary parking.

LOCATION : 24 Broadwater Road Worthing

DATE REGISTERED 20th September 2007

APPLICANT : Dr's Kelley, Ravel, Cook and Arnold

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 06.659.11, 06.659.1, 06.659.2, 06.659.3, 06.659.4, 06.659.5 Rev. B, 06.659.6, 06.659.7, 06.659.8, 06.659.9 and 06.659.10, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed two-storey extension, by reason of its scale, height and massing, and the proposed dormer roof extensions, by reason of their height, scale and relationship with the existing building, would result in an unduly prominent, discordant building within the street scene, detrimental to the visual amenities of the area. Furthermore, the proposed extension by virtue of its height and proximity to the east boundary, would result in an unacceptable degree of overshadowing and would have an overbearing impact upon the nearest adjoining residential property, No.1 Westbourne Avenue. As such, the proposal conflicts with Saved Policies BE1, H13, H16 and H18 of the Worthing Local Plan 2003 and Saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016.

Contd...

Dated : 12th November 2007

Assistant Director (Planning Services)

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

2. The proposal provides an unsatisfactory parking arrangement by virtue of its cramped layout and insufficient turning space which is likely to result in increased reversing movements onto Westbourne Avenue, in close proximity to the junction with Broadwater Road, thus interrupting the free flow of traffic and presenting a danger to highway safety. As such, the proposal conflicts with Saved PolicyTR9 of the Worthing Local Plan 2003 and Saved Policies DEV4 and DEV5 of the West Sussex Structure Plan 2001-2016.

INFORMATIVES

This permission 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.