Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0021/FULL

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

Mr C Bird
19 Trent Road
Worthing
West Sussex
BN12 4EJ

PROPOSAL: Erection of six garages to be erected to the rear of 64 and 66 Shakespeare Road

LOCATION : 64 Shakespeare Road Worthing

DATE REGISTERED 1st May 2008

APPLICANT : Mr John Winter

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site plan 1:200 and Drawings SSFB08F/16-20 and SSSFB08F, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The scale, position, design and intended use of the proposed garages would be harmful to the living conditions of neighbouring residents as a result of noise and disturbance, loss of privacy, loss of outlook, loss of security and loss of outdoor amenity space. As a consequence the development is contrary to saved Local Plan Policies BE1, H16 and H18 and saved West Sussex Structure Plan policies LOC1, DEV1 and CH1.

2. The scale, position, design and materials of the garage would be harmful to the appearance of the area and would neither preserve or enhance the appearance of the Shakespeare Road Conservation Area. As a result the proposal is contrary to saved West Sussex Structure Plan policy CH4.

Cont.....

Dated : 9th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Inadequate provision for the turning and manoeuvring of vehicles is proposed to be made within the site together with inadequate visibility for vehicles emerging from the site prejudicing the free flow and safety of pedestrian and vehicular traffic. The application is therefore contrary to saved Local plan Policies TR9 and H18 and saved West Sussex Structure Plan policy DEV1.

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.