Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1549/FULL

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

A J Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Construction of a single storey rear extension, new gable end with dormer window in roof and front porch.

LOCATION : 41 Central Avenue Worthing

DATE REGISTERED 21st December 2007

APPLICANT : Mr M Hatami-Pour

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 11107:1A, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed roof extensions would achieve a poor standard of design and would fail to relate well to the existing building. Furthermore, the proposed dormer extension would be excessive in scale and would result in an unacceptable degree of overlooking onto the rear garden of No. 2A Sullington Gardens, detrimental to the privacy of the occupiers. As such, the proposal would be detrimental to visual amenity and the amenities of neighbouring properties and is contrary to 'Saved' Policies BE1 and H16 of the Worthing Local Plan 2003 and 'Saved' Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016.

Cont.....

Dated : 11th February 2008

Assistant Director (Planning Services)

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

2. The proposed single-storey rear extension, by reason of its poor design and excessive scale (in particular its width and depth), would fail to relate well to the existing property, would result in a disproportionate and cramped appearance within the plot, and would be detrimental to the amenities of No.39 Central Avenue by reason of its overshadowing and overbearing impact. As such, the proposal would be detrimental to visual amenity and the amenities of neighbouring properties and is contrary to 'Saved' Policies BE1 and H16 of the Worthing Local Plan 2003 and 'Saved' Policies CH1 and DEV1 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.