Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1547/FULL

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

David Dawson Architectural Services
8 Fifth Avenue
Lancing
West Sussex
BN15 8HN

PROPOSAL: Conversion and extension of existing garage to create living accommodation and new detached garage.

LOCATION : 42 Fernhurst Drive Worthing

DATE REGISTERED: 20th December 2007

APPLICANT : Mr & Mrs Nelson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. SL/1 and PL/1R, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The scale, position, and design of the proposed garage, extending forward of the established building line and adjoining the Ilex Way Conservation Area would be harmful to the appearance of the streetscene and to views into the conservation area and beyond over the designated seafront area. This would be harmful to local amenity and contrary to saved Local Plan policies CT3, BE1, H16 and H18 and saved West Sussex Structure Plan 2001-2016 policies DEV1 and CH4.

2. The scale and design of the side extension would bring development close to the front wall of the main house. This would be out of keeping with the planned layout of houses on this estate and harmful to the appearance of the streetscene. The application is therefore contrary to saved Worthing Local Plan policies BE1, H16 and H18 and saved West Sussex Structure Plan 2001-2016 policies DEV1 and CH1.

Cont.....

Dated : 11th February 2008

Assistant Director (Planning Services)

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