Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1538/FULL

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

Gerald Moore
1 Exmoor Crescent
WORTHING
West Sussex
BN13 2PL

PROPOSAL: Proposed conversion of existing ground floor to provide two no. one bedroom flats with gardens.

LOCATION : 104 Station Road Worthing

DATE REGISTERED 21st December 2007

APPLICANT : Mr K.V. Jenkins

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 677/06/P/03, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would provide an unacceptable quality of environment and living conditions for the future occupiers of the new flats and neighbouring occupiers by reason of reliance on tortuous, unattractive and unsatisfactory rear access to Unit 2; contrived and awkward layout of the gardens serving Units 1 and 2 and neighbouring property No. 102 Station Road, leading to unacceptable outlook and levels of privacy for these occupiers and poor quality of amenity space; and disturbance to the adjoining neighbour at No. 100 Station Road from the intensified use of the rear part of the property at No. 104 Station Road due to the increase in the number of units; arrangement, outlook and access arrangements for these new dwellings and allied intensified use of the former rear garden of No. 102 Station Road. As such the proposal conflicts with Saved Worthing Plan Policies H13 and H18 and Saved West Sussex Structure Plan Polity DEV1 and PPS1 : Delivering Sustainable Development.

Cont....

Dated : 4th March 2008

Assistant Director (Planning Services)

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

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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.