Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1530/FULL

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

Mr Roland Boxall
147 Offington Drive
Worthing
BN14 9PU

PROPOSAL: Creation of rooms in the roof with hip to barn end to provide additional 3 bedrooms (1 en-suite) and bathroom. External alterations to include installation of 2 dormers to east roofslope and 2 dormers to west roofslope and rooflights. Erection of conservatory to rear elevation.

LOCATION : 4 Maytree Avenue Worthing

DATE REGISTERED 17th December 2007

APPLICANT : Mr Howard Linton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. PP-00314805.002, 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 by reason of their siting, form and design appear as incongruous, unsympathetic and obtrusive features, to the detriment of the visual quality and character of the dwelling and townscape. In particular, the tall roof would appear bulky and top heavy, the asymmetrical roof shape would lend the dwelling an unbalanced appearance and the siting of the front dormers would appears cramped and contrived. In addition, the form and siting of the roof extension would be overbearing in relation to the adjacent property at No. 2 Maytree Avenue, to the detriment of the living conditions of these neighbouring occupiers. As such the development conflicts with Saved Worthing Local Plan Policies BE1, H16 and H18 and Saved West Sussex Structure Plan Policies DEV1 and CH1.

Dated : 11th February 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.