Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0519/FULL

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

BPM
31a Warmdene Road
Brighton
East Sussex
BN1 8NL

PROPOSAL: Alterations including increase in roof height, replacement slate roof incorporating two dormer windows, installation of roof lights in front and side roof slopes in connection with conversion of loft space to provide one self contained flat. Reinstatement of boarded up windows (front elevation) retaining the existing class D1 use of the Gospel Hall on the ground floor.

LOCATION : Gospel Hall Bedford Row Worthing

DATE REGISTERED : 21st June 2010

APPLICANT : Implant Restorations Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Drawing Proposed 2 bed flat 02A dated and deposited 9th August 2010 and the location and block plans dated and deposited 21st June 2010 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal, by reason of its inappropriate and incongruous design and disproportionate and obtrusive form of the resultant building, would diminish the architectural and historic integrity of a distinguished Heritage Asset and the group value of the Listed Regency terrace it adjoins to the detriment of the established character and appearance of the part of the South Street Conservation Area it sits within. As such the proposal conflicts with Saved Worthing Local Plan policy BE1 as well as Conservation Area Appraisals, 1997 and 1998 and national policy principles set out in PPS5.

Cont.....

Dated : 16th August 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposal, by reason of its contrived design, poorly convinced layout, and abutment of residential accommodation and unrestricted non-residential institution use, would provide an unsatisfactory living environment for future occupiers to the detriment of their residential amenities. As such the proposal conflicts with Saved Worthing Local Plan policies RES7, H13, and H18 and national policy principles set out in PPS1, PPS3, and PPG24.

3. The proposal, by reason of its contrived design and poorly convinced layout, would give rise to unacceptable overlooking and loss of outlook and exacerbation of existing on-street parking, resulting in an un-neighbourly relationship with the properties surrounding the site to the detriment of their residential amenities. As such the proposal conflicts with Saved Worthing Local Plan policies RES7, H13, H18, and TR9 and national policy principles set out in PPS1, PPS3, PPG13, and PPG24.

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.