Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 26-1-09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0503/FULL

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

Mr Gavin Bashford
82 Pavilion Road
Worthing
West Sussex
BN14 7EQ

PROPOSAL: Provision of a vehicular access onto a classified road and car hard standing.

LOCATION : 93 Wiston Avenue Worthing

DATE REGISTERED 22nd May 2008

APPLICANT : Mr Gavin Bashford

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans deposited on 22nd May 2008, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would result in the loss of the existing front boundary wall, an important feature which, along with the well planted and landscaped front gardens, is considered to be intrinsic to the character and sense of enclosure along the row of semi-detached dwellings; and together with the formation of an entirely hard-surfaced frontage, would detract from the quality and character of the local environment and be harmful to the visual amenities of the locality. As such the proposal is contrary to saved Policies BE1 and H16 of the Worthing Local Plan 2003 and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016, and PPS1: Delivering Sustainable Development (2005).

Cont.....

Dated : 7th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The hard surfacing of the site frontage as proposed fails to demonstrate adequate measures for the sustainable management of surface water discharge and as such the proposal conflicts with saved policies ERA5 and DEV1 of the West Sussex Structure Plan 2001-2016, and PPS25: Development and Flood Risk (2006).

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.