Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 20.3.09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0536/FULL

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

Mr Andrew Borley
17 Maltravers Street
Arundel
West Sussex
BN18 9AP

PROPOSAL: Redevelopment of the site to provide 9 no. three bedroom houses, demolition of existing bungalow, erection of triple garages, parking and access from Roxburgh Close (Resubmission of WB/08/0093/FULL).

LOCATION : 42 Salvington Road Worthing

DATE REGISTERED 12th June 2008

APPLICANT : MJH Developments Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. A707/01 Rev. A Site and Location Plan, A707/02 Rev. C Site Plan, A707/03 Rev. E Street Elevations, A707/05 Rev. C Plan and Elevations, A707/06 Rev. C Plan and Elevations and Design and Access Statement which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. By reason of its layout, scale, form, massing and poor design, the proposal constitutes a cramped over-development of the site that fails to satisfactorily integrate with, or complement the established character of, existing development in Roxburgh Close and would unacceptably detract from the visual amenity and quality of the surrounding residential environment. As such, the proposal conflicts with saved Policy BE1 of the Worthing Local Plan and saved Policies CH1, DEV1 and ERA2 of the West Sussex Structure Plan 2001-2016.

Cont.....

Dated : 29th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Having regard to the intensity of use of the site and the unsatisfactory relationship with existing dwellings, the proposed development would detract from the residential amenities of nearby residential properties by reason of unacceptable overlooking and increased activity resulting in unacceptable levels of noise, disturbance and inconvenience. The proposed development is therefore contrary to saved Policy H18 of the Worthing Local Plan and saved Policy DEV1 of the West Sussex Structure Plan 2001-2016.

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.