Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0196/FULL

Mrs Karen Saunders
Premier By Design
5 Beckett Buildings
Littlehampton Road
Worthing
West Sussex
BN13 1QD

Details of Development
EXTERNAL STAIRCASE TO THE REAR OF THE PROPERTY TO SERVICE FIRST FLOOR FLAT. (RE-SUBMISSION OF WB/10/0789/FULL).

Location of Development
18A MARINE DRIVE WORTHING WEST SUSSEX BN12 4QN

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 9th March 2011.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
15/06/2011

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The location of the staircase to the rear of the host dwelling and coming off from the dining room of the first floor flat would encourage its use to an extent as to result in unacceptable visual intrusion, loss of privacy, adverse overlooking, and adverse noise and disturbance onto the outdoor private amenity spaces of neighbouring properties, and so would result in adverse impact upon the residential amenities of the occupiers of those properties, in conflict with the saved Worthing Local Plan Policies H16 and H18 as well as allied Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes.

02. The proximity and position of the metal mesh staircase in relation to the kitchen window of the ground floor flat would result in unacceptable loss of daylight and sunlight entering that room and a severe curtailing of outlook from the same, and so would result in adverse impact upon the residential amenities of the occupiers of that property in conflict with the saved Worthing Local Plan Policies H16 and H18 as well as allied Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes.