Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 26-8-09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0888/FULL

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

Mr Andrew Sutcliff
The Beach House
16 Manor Way
Elmer Sands
Bognor Regis
West Sussex
PO22 6LA

PROPOSAL: Renewal of shop fronts & re-cladding of front elevation above ground floor level including replacement metal framed windows.

LOCATION : 6 Littlehampton Road Worthing

DATE REGISTERED 2nd October 2008

APPLICANT : Mr Andrew Smith

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 0812/02, 0812/03 and submitted information which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed external cladding to the front elevation would detract from the appearance of the building by reason of its solid form, block colour, and large coverage area, and would comprise a visually dominant and discordant feature that would accentuate the unsympathetic scale and proportions of this building in relation to the group of buildings of which it forms part, and the wider street scene in general. The proposal would therefore be detrimental to the visual amenity and character of the locality contrary to Saved Policy BE1 of the Worthing Local Plan 2003 and Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016.

Cont

[redacted]

Dated : 26th November 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed replacement shop front by reason of its excessive fascia depth would constitute an unsympathetic and visually intrusive form of development that would unbalance the proportions and harmony of the existing pair of shop fronts. The proposal would therefore detract from the appearance of the building and the visual amenity of the surrounding area contrary to Saved Policy BE1 of the Worthing Local Plan 2003 and Policies CH1 and 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.