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: WB11/0122/FULL

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
West Sussex
BN11 4QD

Details of Development
PROPOSED DORMER ROOF EXTENSION ON REAR (NORTH) ROOF SLOPE AND ROOF LIGHTS ON FRONT AND REAR ROOF SLOPES IN CONNECTION WITH THE CONVERSION OF LOFT SPACE INTO A TWO BEDROOM FLAT.

Location of Development
FLAT 2 3 ST GEORGES ROAD WORTHING WEST SUSSEX BN11 2DS

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 2nd 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
04/05/2011

Worthing Borough Council

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SCHEDULE

Reasons for Refusal

01. The proposed box dormer window, by reason of its overall size, depth and poor design would fail to integrate satisfactorily with the existing building and would appear obtrusive to the detriment of the character and appearance of the locality contrary to the provisions of saved policy BE1 of the Worthing Local Plan and policy 16 of the Core Strategy.

02. By reason of their size, position and the use of the rooms they serve, the windows in the side elevation of the proposed dormer would result in an unacceptable level of overlooking towards the habitable rooms to flats at 5 St Georges Road. This would result in an erosion of the privacy and amenity of the occupants contrary to saved policy H18 of the Worthing Local Plan.