Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0331/FULL

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

John Alexander.
Under Lucasters
Kings Barn Villas
Steyning
West Sussex
BN44 3FH

PROPOSAL: Alterations to front and rear, including enlarged dormer (at rear), metal balcony/staircase, the removal of rear commercial lean-to roof to provide external space and addition of a single storey enclosure construction adjacent and slightly forward of the rear upper main building in connection with the change of use from workshop to self contained ground floor flat with maisonette over.

LOCATION : 33 Station Road Worthing

DATE REGISTERED : 22nd April 2008

APPLICANT : C And T Investments 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. 0108/03, 04 and 05 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 employment floorspace, contrary to saved policy NE5 of the West Sussex Structure Plan 2001-2016 and to the detriment of the local economy. Furthermore, the proposal fails to demonstrate that the loss of employment floorspace is due to the application site premises becoming commercially unviable with suitable evidence from an Estate Agent to show that the premises have been satisfactorily marketed for at least 12 months.

Cont.....

Dated : 9th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposal provides unsatisfactory accommodation in that it would create new residential units with a party wall adjoining a B2 use and in the absence of any mitigation measures this has the potential to lead to conflict between the uses and noise and disturbance for future occupiers. As a consequence the proposal is contrary to saved Local Plan policies H13 and H18 and saved West Sussex Structure Plan policies 2001-2016 DEV1 and Ch1.

3. The proposed rear external staircase due to its position would be harmful to adjoining neighbours' living conditions through overlooking and the rear dormer, due to its scale and design, would be harmful to the appearance of the property and the area. As a consequence the proposal is contrary to saved Local Plan policies BE1, H13, H16 and H18 and saved West Sussex Structure Plan 2001-2016 policies DEV1 and CH1.

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.