Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0326/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Conversion of empty shop into one self-contained studio flat.

LOCATION : 3 Station Parade Tarring Road Worthing

DATE REGISTERED 27th April 2008

APPLICANT : Miss L North

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing no. 1508:1 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 a shop unit and frontage in this core area of designated Neighbourhood Shopping Centre to the detriment of the viability and vitality of this designated retail centre, and, as such, is contrary to Saved Worthing Local Plan Policy S11.

2. The proposal fails to provide for suitable cycle storage and, therefore, meet its travel needs, contrary to Saved West Sussex Structure Plan Policy DEV4.

Cont.....

Dated : 9th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The physical alterations to the shop frontage would, by reason of the poor composition and incorporation of a refuse store, result in an awkward, incongruous and unsympathetic design to the detriment of the visual amenity of the townscape and contrary to Saved Worthing Local Plan Policy BE1 and Saved West Sussex Structure Plan Policy 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.