Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0650/FULL

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

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

PROPOSAL: Construction of a two storey side extension and conversion of existing garage.

LOCATION : 59 Lansdowne Road Worthing

DATE REGISTERED 16th June 2008

APPLICANT : Mr M Kavanagh

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 01-W9-04 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would by reason of its siting, scale and design, be unduly, bulky and dominant and present a bland, contrived and awkward appearance. It would, accordingly, appear cramped, obtrusive and incongruous, relating poorly to the parent house, adjacent property at No. 61 Lansdowne Road and streetscene generally, to the detriment of the character and visual quality of the area. As such it conflicts with Saved Worthing Local Plan Polices BE1 and H16 and Saved West Sussex Structure Plan Policies CH1 and DEV1 and Planning Policy Statement 1: Delivering Sustainable Development.

Cont.....

Dated : 11th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

NOTES TO ACCOMPANY REFUSAL OF FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the decision notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (The Planning Inspectorate is an Executive Agency in the Office of the Deputy Prime Minister).

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the General Development Procedure Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use he/she may be entitled to serve a notice on the Borough Council requiring that Council to purchase his/her interest in the land in accordance with the provision of Section 137 of the Town and Country Planning Act 1990.

3. In the case of permission being granted for a limited period only, if at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.

THIS DECISION IS ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND DOES NOT CONVEY ANY CONSENT OR APPROVAL WHICH MAY BE REQUIRED UNDER OTHER LEGISLATION INCLUDING THE BUILDING REGULATIONS

WB/08/0650/FULL

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.