Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0047/FULL

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

John Muitt
94 Greenacres
Shoreham
West Sussex

PROPOSAL: Removal of existing chimney and extension to first floor roof area to create additional living accommodation. Installation of two 'eyebrow' dormers to front elevation and a dormer and 3 roof lights to rear elevation.

LOCATION : 24 The Heights Worthing

DATE REGISTERED 18th January 2008

APPLICANT : Mrs C Leitch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/17/01, 02 and 03 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed roof additions and alterations, having regard to their shape, massing and design, would not be well related visually to the existing dwelling and, having regard to its prominent position and the characteristics of surrounding development, would constitute an unduly obtrusive and unsympathetic form of development that would be detrimental to the visual amenities of the locality. The proposal would therefore be contrary to saved Policies BE1 and H16 of the Worthing Local Plan and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-16.

Cont.....

Dated : 10th March 2008

Assistant Director (Planning Services)

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

2. The proposed first-floor side extension, having regard to its height, massing and proximity to the side boundary of the property would be overbearing and would cause excessive overshadowing of the neighbouring property to the north at No. 14 Allendale Avenue. Further, the proposed extension would not be well related visually to the existing dwelling and would create a cramped and un-neighbourly relationship between these dwellings which would be out of keeping with the character of existing development and the streetscene generally. As such, the proposal would be contrary to saved Policies BE1, H16 and H18 of the Worthing Local Plan and saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-16.

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.