Mr C Wojtulewski
Parker Dann Planning Consultants
S10 The Waterside Centre
North Street
Lewes
East Sussex
BN7 2PE

17th May 2010

Dear Sir/Madam

Town and Country Planning Act 1990 Section 96A
Town and Country Planning (General Development Procedure)(Amendment No.3)
(England) Order 2009
Applications for Non-Material Changes to Planning Permission under Article 4F

MINOR NON-MATERIAL AMENDMENT – DECISION DOCUMENT

Re: WB/09/0340/NMA1 - 40 Ladydell Road, Worthing

I am writing to inform you that the Council has refused the application for a minor non-material amendment as described below and as shown in Drawings PD/01 Site Location Plan, Revised site plan – dated March 2010, Proposed elevations – dated July 2009, Proposed Floor Plans, foundation/drainage plan – dated July 2009, Site Survey M J Zara – dated August 2009 and Letter from Parker Dann Associates – dated 19th April 2010.

WB/09/0340/NMA1 - Amended specification consisting of increased width of the semi-detached dwellings by a total of 0.25 metres; increased depth of bay windows fronting Ladydell Road by 0.4 metres; increase in ridge height of semi-detached dwellings from 8.1 metres to 8.4 metres and amendment to wording of condition 17 of WB/09/0340/FULL.

The reason for refusal is that, cumulatively, the alterations to the width and height of the dwellings, and the depth of the bay window feature, have materially affected the amenities of the occupiers of the neighbouring dwelling to the north, No.44 Ladydell Road, owing to the closer siting of the building to the boundary than shown on the planning permission granted on 2 June 2009, and the larger window opening in the bay window facing the neighbouring property, and have materially altered the visual appearance of the houses within the streetscene.

If you are not happy with the Council's decision you may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 and Article 23 of the general Permitted Development Order (within 12 weeks for householder and six months for all other applications).

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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.

INFORMATIVE

The applicant's attention is drawn to the inclusion of a glazed door in both the north and south side elevations of the new dwellings as built, which is not shown on the approved drawings granted planning permission on 2 June 2009, and are therefore currently unauthorised in planning terms.

If you require any additional information please contact the Case Officer, Ms Jo Morin, on (01903) 221350.

Yours faithfully

[redacted]

J E Appleton
Executive Head of Planning,
Regeneration and Wellbeing