WORTHING BOROUGH COUNCIL

Mr Colm Mckee
CMK Planning
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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1103/25

Details of Development
MANSARD-TYPE ROOF EXTENSION TO PROVIDE 4NO NEW RESIDENTIAL DWELLING UNITS (CLASS C3)

Location of Development
DOLPHIN COURT SHELLEY ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 15th September 2025.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
05/11/2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. By reason of its scale, bulk, massing, proportions, layout and detailed design the proposed roof extension would constitute an unduly assertive and unsympathetic form of development that would dominate and unacceptably accentuate the existing poor visual relationship of the existing 3-storey addition to the Victorian host building, further detracting from the overall composition and appearance of the building to the detriment of local character and the street scene. The development is therefore contrary to policies DM2 and DM5 of the Worthing Local Plan, the Council's SPD 'A Guide to Residential Development' and the NPPF.

02. The proposed development, by reason of its scale, bulk, massing and the layout of the proposed residential accommodation would harmfully detract from residential amenities of existing nearby flats within the host building and neighbouring flat buildings resulting in an unacceptable loss of light, outlook and privacy contrary to policies DM2 and DM5 of the Worthing Local Plan and the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
PLANNING STATEMENT	JULY 2025	15.09.2025
LOCATION & BLOCK PLAN	001	15.09.2025
EXISTING SITE PLAN	010	15.09.2025
EXISTING GROUND FLOOR PLAN	060	15.09.2025
EXISTING FIRST FLOOR PLAN	061	15.09.2025
EXISTING SECOND FLOOR PLAN	062	15.09.2025
EXISTING NORTH & WEST ELEVATIONS	070	15.09.2025
EXISTING SOUTH & EAST ELEVATIONS	071	15.09.2025
EXISTING SECTIONS	080	15.09.2025
PROPOSED ACCESS PLAN	118	15.09.2025
PROPOSED SITE PLAN	119	15.09.2025
PROPOSED GROUND FLOOR PLAN	120	15.09.2025
PROPOSED FIRST FLOOR PLAN	121	15.09.2025
PROPOSED SECOND FLOOR PLAN	122	15.09.2025

Reference/Drawing Number	Version	Date Rec
PROPOSED THIRD FLOOR PLAN	123	15.09.2025
PROPOSED ROOF PLAN	124	15.09.2025
EXISTING & PROPOSED NORTH ELEVATION	200	15.09.2025
EXISTING & PROPOSED WEST ELEVATION	201	15.09.2025
EXISTING & PROPOSED SOUTH ELEVATION	202	15.09.2025
EXISTING & PROPOSED EAST ELEVATION	203	15.09.2025
PROPOSED BIN STORE ELEVATIONS	204	15.09.2025
PROPOSED A-A & B-B SECTION	300	15.09.2025

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).