Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/10/1053/FULL

Mr R Saunders
RSP Architects Limited
1 Westbourne Grove
Westbourne Gardens
Hove
East Sussex BN3 5PJ

Details of Development
EXTENSION TO EXISTING ROOF AND CONSTRUCTION OF A DORMER ROOF EXTENSION ON REAR (EAST) ROOF SLOPE IN CONNECTION WITH THE CONVERSION OF DWELLING HOUSE INTO 5 SELF CONTAINED ONE BEDROOM FLATS TOGETHER WITH TWO STOREY REAR EXTENSION TO PROVIDE A FURTHER TWO NO. ONE BEDROOM SELF CONTAINED FLATS (TOTAL 7 FLATS).

Location of Development
26 WARWICK GARDENS WORTHING WEST SUSSEX BN11 1PF

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 23rd March 2011.

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

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/05/2011

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal results in the unjustified loss of family housing, contrary to Core Strategy Policy 8 to the detriment of meeting the range of housing need.

02. The proposal would, by reason of its design, size, siting and layout, result in unacceptable living conditions for the neighbouring occupiers at No. 24 due to loss of natural light and outlook. It would also result in unacceptable living conditions for the future occupiers of flats 1, 2, 3 and 6 due to noise and disturbance. This includes smells from proximity of bins stores to the windows of flats 1 and 2; light dazzle from proximity of cars parking in the designated space to the windows of flats 1, 2 and 6; noise from proximity of cycle parking to the windows of flat 1 and car parking areas to the windows of flats 1, 2 and 6; the proximity of pedestrian paths to the windows of flat 6; the stacking of landing and bathroom above the bedroom of flat 2; and loss of privacy to flats 1, 2 and 6 from proximity of the bins storage and cycle parking to their windows. As such, it is contrary to saved Worthing Local Plan Policies H18 and RES7 and Planning Policy Statement 3: Housing.

03. The proposed new building would appear bulky, cramped and incongruous and obtrusive due to its siting hard up to the street and rear boundaries and proximity to the parent house; its size in relation to the parent house and plot; and insensitive utilitarian design. The proposed hip to gable and rear box dormer extensions to the existing building would also appear unsympathetic due to their size, insensitive design of the box dormer, prominence in the street scene and unbalancing effect on the paired semis whilst the cycle storage would be unsightly and obtrusive. This would be to the detriment of appearance and character of this Local Interest building and to the Conservation Area and is contrary to saved Worthing Local Plan Policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

04. The proposal fails to make provision for development contributions towards off site affordable housing to help meet housing need in the town and to the upgrading of local transport facilities to accommodate the additional pressure placed on local infrastructure. This is contrary to Core Strategy Policies 10 and 12 and allied Supplementary Planning guidance and saved Worthing Local Plan Policy RES12.

Drawings and Documents
Un-numbered Location Plan
Un-numbered Block Plan
Drawing Nos. 1050-01, 02-A, 03 and 04-A