WORTHING BOROUGH COUNCIL

Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 20 Class AB

APPLICATION NUMBER: NOTICE/0018/23

Details of Development
APPLICATION FOR PRIOR APPROVAL FOR CONSTRUCTION OF AN UPWARD EXTENSION TO FORM ONE ADDITIONAL STOREY TO PROVIDE 2 X FLATS.

Location of Development
SITE OF 1 AND 1A AND 2 TO 3 NEW BROADWAY WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS REFUSED for the above development, in accordance with the application and relevant correspondence registered on 16th October 2023

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
08/02/2024

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. The proposed development by reason of its scale, form, height and low architectural design quality, in this highly prominent location, would be significantly out of keeping with the majority of the terraced buildings to the north side of Tarring Road and would fail to assimilate with the design and architectural features of the principal and side elevations of the existing building or to respect or enhance the prevailing character of the area. The additional storey would introduce a visually dominant and intrusive form of development culminating in significant harm to the external appearance of the building, the character of the street scene and visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, the Council's SPD 'Guide to Residential Development' and the policies of the revised National Planning Policy Framework.

02. Flat 3 fails to meet the minimum floor space requirements for a 1 bedroom, 2 person flat, as set out within the Nationally Described Space Standard and would fail to provide an adequate standard of living space for the occupants. The proposal is therefore contrary to the provisions of Section (9A) of Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), policy DM5 of the Worthing Local Plan, the Council's SPD 'Guide to Residential Development' and relevant policies of the revised National Planning Policy Framework.

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

Reference/Drawing Number	Version	Date Rec
FRA	662/MME/NewBroadway/Wort	17.01.2024
PROPOSED FIRST & SECOND FLOOR LAYOUT	D 0723/659/103 C	08.12.2023
LOCATION & BLOCK PLANS	D 0723/659/101A	16.10.2023
EXISTING FIRST FLOOR LAYOUT	D 0723/659/102	16.10.2023
EXISTING & PROPOSED ELEVATIONS, STOREY	D 0723/659/104B	16.10.2023
PHOTOS	D 0723/659/105	16.10.2023
NOISE IMPACT ASSESSMENT	J3699	16.10.2023
PLANNING STATEMENT	P-008b V2	16.10.2023

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 of the date of this notice. **Appeals can be made online at: https://www.gov.uk/planning-inspectorate. 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.

Purchase Notices

6. 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.

7. 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.

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

9. 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.