Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0747/FULL

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

Mr I Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Conversion of one bedroom flat into two self contained flats with single storey rear extension and alterations to implement the use.

LOCATION : Ground Floor Flat 130 Rowlands Road Worthing

DATE REGISTERED 11th July 2008

APPLICANT : Breaside Estate Ltd - Mr S Thriscutt

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Design and Access Statement and Drawing No. 4008:1A which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The nature of the proposed access arrangements for the new two bedroom flat via the side passage would, by reason of the overlapping activity between occupiers of the new flats and the increased movement of people, be unsatisfactory and would lead to disturbance, visual intrusion and a loss of privacy between the two sets of occupiers as well as neighbouring residents. As such, the proposal would be detrimental to the amenities of the occupiers of the neighbouring dwelling (132 Rowlands Road) and the future occupiers of the proposed dwellings. Furthermore, the proposal would provide a cramped and unacceptable form of accommodation for the type of flats proposed, lacking in outdoor amenity space and would be detrimental to the living conditions of future occupants. As such, the proposal conflicts with Saved Worthing Local Plan 2003 Policies H13 and H18 and Saved West Sussex Structure Plan 2001-2016 Policy DEV1, and PPS1: Delivering Sustainable Development.

Cont

Dated : 5th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed extension, by reason of its siting, design, layout and height, would fail to relate well to the existing property, representing a discordant and incongruous feature out of character and detrimental to the visual amenities of neighbouring properties. As such, the proposal conflicts with Saved Policies BE1 and H16 of the Worthing Local Plan 2003 and Saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

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.