Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0409/FULL

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

Mr James Roberts
Roberts & Wrigley Associates
27a Goring Road
Worthing
West Sussex BN12 4AR

PROPOSAL: Demolition of existing garage and construction of a two storey x 3 bedroom dwelling to the side of existing property.

LOCATION : 21 Raglan Avenue Worthing

DATE REGISTERED 14th May 2010

APPLICANT : Mr A Watts

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1 Proposed Floor plans, elevations and site plan and Drawing No. 3 Location and block plan which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed dwelling would, by reason of its proximity and massing, be detrimental to the residential amenities of No. 21 Raglan Avenue and the residential development under construction to the west having an overbearing and overshadowing effect, resulting in loss of light and reduced outlook. As such the proposal is considered contrary to Saved Worthing Local Plan Policies BE1, H16, and H18 and Policy BE1 of the South East Plan 2009.

2. The proposed dwelling would, by reason of its position, discordant design and attachment to the existing un-matching two storey extension present an incongruous addition that would integrate poorly with this group of similar properties to the detriment of the character and appearance of the street scene and would result in harm to an important tree on the western boundary of the site. As such, the proposal conflicts with Saved Worthing Local Plan Policies BE1 and H16 and Policies BE1 and CC6 of the South East Plan 2009.

Cont.....

[redacted]

Dated : 25th June 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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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.