WORTHING BOROUGH COUNCIL

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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/0510/24

Details of Development
ROOMS IN ROOF CONSISTING OF FLAT ROOF DORMERS TO SIDE ELEVATIONS, NEW GABLE WINDOWS TO FRONT AND REAR ELEVATIONS. WHITE RENDER AND TIMBER CLADDING TO EXTERNAL WALLS. RE-ROOF OF PITCHED ROOF AREAS USING GREY CONCRETE TILES, AND REMOVAL OF 2NO EXISTING VELUX WINDOWS AND ADDITION OF A SQUARE ROOFLIGHT TO PROPOSED FLAT ROOF DORMER.

Location of Development
24 GLYNDE AVENUE WORTHING WEST SUSSEX BN12 5BH

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 19th April 2024.

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
13/06/2024

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
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SCHEDULE

Reasons for Refusal

01. The proposed dormers due to their excessive size, flat roof design and timber cladding would fail to assimilate with or reflect the predominant characteristics of the existing building or the wider street scene, resulting in an alien and incongruous form of development. The dormers would become the dominant feature of the dwelling, entirely subsuming the modest proportions of the existing bungalow and causing significant harm to the visual amenities of the locality. The uncharacteristic appearance of the development is further exacerbated by the use of timber cladding and the large feature glazing to the front gable that are entirely out of keeping with the surroundings. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.

02. The proposed side dormers due to their width, height, position, windows and close proximity to neighbouring properties would result in an extremely overbearing and oppressive form of development that would significantly compromise outlook to the bedroom window of No.22 Glynde Avenue and the kitchen/diner windows/doors of No.231 Goring Way and diminish light to this room. The dormers would result in an unacceptable level of overlooking to the private garden areas of No.231 Goring Way causing significant harm to the living conditions of these occupiers. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.

03. The proposed hip to gable extension and feature glazing to the rear gable (east) due to its depth, height and position, in such close proximity to neighbouring properties would result in an unacceptable level of overlooking and loss of privacy to the private gardens of No.231 and 229 Goring Way and No.22 Glynde Avenue and would cause overshadowing, diminish light and compromise outlook for the rear kitchen/diner openings to No.231 Goring Way having a significant, harmful and detrimental impact on the residential amenities of adjacent occupiers. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.

Informatives / Notes to Applicant

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

Reference/Drawing Number	Version	Date Rec
PORTAL LOCATION PLAN	1:1250	19.04.2024
SITE PLAN	1:500	19.04.2024
ROOF PLANS - EXTG & PROPOSED	RS-PL-01-01 Rev B	19.04.2024
GROUND FLOOR PLAN - EXISTING	RS-PL-01-02 Rev B	19.04.2024
GROUND FLOORPLAN - PROPOSED	RS-PL-01-03 Rev B	19.04.2024

Reference/Drawing Number	Version	Date Rec
LOFT PLAN - PROPOSED	RS-PL-01-04 Rev B	19.04.2024
ELEVATIONS - EXISTING	RS-PL-01-05 Rev C	19.04.2024
ELEVATIONS - PROPOSED	RS-PL-01-06 Rev C	19.04.2024
SECTIONS - EXTG & PROPOSED	RS-PL-01-07 Rev B	19.04.2024

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

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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 the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals can be made online at: https://www.gov.uk/appeal-householder-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.

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. 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.

7. 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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).