Worthing
BOROUGH COUNCIL

APPEAL: ~~ALLOWED~~ / DISMISSED
DOE LETTER DATED: 13.10.09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0602/FULL

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

Mr David Bennett
DJB Ltd
7 Offington Lane
Worthing
West Sussex
BN14 9RY

PROPOSAL: Extensions and alterations to form a two storey property containing 3 no. self-contained flats.

LOCATION : 16 Findon Road Worthing

DATE REGISTERED 4th June 2008

APPLICANT : Mr Geoff Swan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/157/7a, 07/157/8, 07/157/9, 07/157/13b, 07/157/14a, 07/157/15b and 07/157/16c which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal to form a two storey property containing three flats would, by virtue of the intensification of the use of the site, the increased activity in close proximity to neighbouring occupiers at No.18 from the creation of new entrances and parking facilities, and the resultant scale and height of the building, represent an over intensive and un-neighbourly form of development detrimental to residential amenity, notably in terms of increased noise and disturbance, loss of privacy, light and outlook. As such, the proposal would be contrary to saved Policies BE1, H13, H18 and TR9 of the Worthing Local Plan 2003 and saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016.

Cont.....

Dated : 13th January 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Having regard to the proximity of the access with the corner of Fontwell Drive as a result of the extended crossover, the lack of on-site turning facilities, and the resultant intensification of use of the site and parking facilities, the proposed extended vehicular access serving three flats would lead to hazardous vehicular movements, unacceptably adding to the hazards of pedestrians and vehicles to the detriment of highway safety. The proposal is therefore contrary saved Policies TR9 and H13 of the Worthing Local Plan 2003, and saved Policies DEV4 and DEV5 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.