Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1139/FULL

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

Barrvell Ltd
First Floor Flat
153 South Street
Lancing
West Sussex
BN15 8BD

PROPOSAL: Single storey rear extension.

LOCATION : 19 Loder Gardens Worthing

DATE REGISTERED 12th September 2007

APPLICANT : Mrs and Mrs Smith

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. BAR/07/059, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed ground floor rear extension by reason of its excessive depth and width would result in the loss of the even rhythm of the existing built form to the rear terrace, which would not be compatible with its surroundings or locality. The proposed development would therefore be contrary to saved Policies BE1 and BE16 of the Worthing Local Plan and saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-16.

2. The proposed extension by reason of its depth and height would result in a 'tunnelling effect' with No. 18 Loder Gardens and would be detrimental to the amenities of the neighbouring residential properties by reason of its overbearing effect and the excessive overshadowing and loss of daylighting that would arise. The proposed development would therefore be contrary to saved Policies BE1 and H16 Worthing Local Plan and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-16.

Cont.....

Dated : 3rd December 2007

Assistant Director (Planning Services)

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.