Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1123/FULL

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

Gerald Moore RIBA
1 Exmoor Crescent
Worthing
West Sussex
BN13 2PL

PROPOSAL: Erection of a new detached dwelling house with associated off street parking for existing and proposed dwellings with access onto Selden's Way, together with two storey side extension to existing dwelling.

LOCATION : 68 Stone Lane Worthing

DATE REGISTERED 3rd October 2007

APPLICANT : N Broad Esq

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed new dwelling, by virtue of its design, siting, bulk and limited size of the plot together with the prominent position would result in a cramped and obtrusive form of development, which relates poorly to the surrounding development and its open character and would display an incongruent and poor quality of design, which would be incompatible with existing development in terms of its scale, siting, design and layout, and therefore, would provide a poor environment for future occupiers. The proposal would also result in the loss of amenity to neighbouring property at No. 24 Selden's Way as a result of overlooking from the dormer window that serves a bedroom.

Cont.....

Dated : 26th November 2007

Assistant Director (Planning Services)

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

2. The proposed two storey side extension by reason of its siting, massing and design and the limited size of the plot and prominent position would appear an unduly dominate incongruent feature in the street scene.

The proposed new dwelling and two storey side extension would conflict with saved Worthing Local Plan Policies BE1 and H18 and saved Policies DEV1, CH1 and ERA1 of the West Sussex Structure Plan 2001-2016.