Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1251/FULL

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

Mandy Smith
Ground Floor Flat
22 Eton Road
Worthing
West Sussex
BN11 4RA

PROPOSAL: Formation of vehicular access and hardstanding.

LOCATION : Ground Floor Flat 22 Eton Road Worthing

DATE REGISTERED 5th November 2007

APPLICANT : Mandy Smith

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Drawing deposited on 5th November 2007, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would result in the loss of the existing flint front boundary wall, an important feature which is considered to be intrinsic to the distinctive character and sense of enclosure along this terraced row; and together with the formation of an entirely hard-surfaced frontage, would detract from the quality and character of the local environment and be harmful to the visual amenities of the locality. As such the proposal is contrary to saved Policies BE1 of the Worthing Local Plan 2003, and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016, and PPS1: Delivering Sustainable Development (2005).

Cont.....

Dated : 17th December 2007

Assistant Director (Planning Services)

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

2. The entire hard-surfacing of the site frontage as proposed fails to demonstrate adequate measures for the sustainable management of surface water discharge and as such the proposal conflicts with saved Policies ERA5 and DEV1 of the West Sussex Structure Plan 2001-2016, and PPS25: Development and Flood Risk (2006).

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.