Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1247/FULL

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

David J Bennett
48 Reigate Road
Worthing
West Sussex
N11 5NE

PROPOSAL: Demolition of existing dwelling rear of 6 Queens Road and erection of a new detached dwelling with pedestrian access via the alleyway to the east.

LOCATION: Land rear of 6 Queens Road Worthing

DATE REGISTERED: 3rd December 2007

APPLICANT: Greg Davey

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 06/083/1, 06/083/6a and 06/083/7a, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed structure, by reason of its height and depth would have a harmful effect on the living conditions currently enjoyed by the residents and occupiers of 8 Queens Road because of an overbearing impact and loss of light. As such the proposal is contrary to saved Local Plan Policies BE1, H16 and H18 and saved West Sussex Structure Plan Policies DEV1 and CH1.

2. The scale, design and position of the proposed structure would be harmful to the visual amenity of the adjoining Marine Parade and Hinterland Conservation Area and would, as a consequence neither preserve or enhance its appearance. As such the proposal is contrary to saved West Sussex Structure Plan Policy CH4.

Cont.....

Dated: 21st January 2008

Assistant Director (Planning Services)

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

3. The proposed layout of the bungalow would be harmful to future occupiers living conditions due to noise and disturbance from the alleyway into the bedroom. As such the proposal is contrary to saved Local Plan Policies BE1 and H18 and saved West Sussex Structure Plan Policies CH1 and DEV1.

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.