Worthing
BOROUGH COUNCIL
Portland House
Richmond Road
Worthing BN11 1LF

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APPLICATION NO. WB/07/1440/FULL

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

Graham Nicolls
21 King Street
Arundel West Sussex
BN18 9BJ

PROPOSAL: Alterations and single storey extension to rear to alter arrangement of existing flats and create additional 1 x two bedroom flat. Existing parking arrangement retained and provision of cycle parking and refuse storage.

LOCATION : 68 Richmond Road Worthing

DATE REGISTERED 23rd November 2007

APPLICANT : Mrs J Duval

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 011006.TP.04 deposited on 23rd November 2007 and 011006.TP.02'A' and 011006.TP.03'A' deposited on 15th January 2008, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed extension would, by reason of its footprint, siting, form and bulk have an unsympathetic relationship with the parent building, appearing contrived, discordant and poorly integrated and would unacceptably erode the curtilage space and associated open, green amenity area. This would be to the detriment of the appearance, character and setting of this Local Interest Building and would not preserve or enhance the Conservation Area, and would be harmful to the living conditions of occupiers of the parent building. As such the proposal conflicts with Policies BE1 and H18 of the Saved Worthing Local Plan 2003, Policies DEV1, CH1, CH4 and CH5 of the Saved West Sussex Structure Plan 2001-2016, PPS1: Delivering Sustainable Development (2005), PPS3: Housing (2006) and PPG15: Planning and the historic environment (1994).

Cont.....

Dated : 17th January 2008

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.