Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO: WB/07/1423/FULL

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

Mr S Brodrick
102 Haynes Road
Worthing
West Sussex
BN14 7LA

PROPOSAL: Demolition of 2 garages and construction of 1 no. single storey 1 bedroom house including parking space on land between 1 Valencia Road and 24 Rugby Road.

LOCATION : Land south of 1 Valencia Road Worthing

DATE REGISTERED 7th December 2007

APPLICANT : Mr L Salt

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 15/07/24-01, 15/07/24-02 and 15/07/24-03, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Having regard to the constraints of the site, the proposed building, by reason of its footprint, scale, design and proximity to the site boundaries, would constitute a cramped, discordant form of development that fails to relate satisfactorily to the character and appearance of the existing development and would be detrimental to the visual amenities of the area. Furthermore, the proposed building, due to its height, depth and proximity to the side boundaries, would be overbearing and result in an unacceptable degree of overshadowing, loss of light and be detrimental to the outlook from No. 24 Rugby Road and No. 1 Valencia Road. As such, the proposal is contrary to Saved Policies BE1 and H18 of the Worthing Local Plan 2003 and Saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

[redacted]

Dated : 28th 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.