Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0285/FULL

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

Mr Allen Weeden.
ARW Design
Woodcote
89 South Street
Tarring Worthing
BN14 7ND

PROPOSAL: Variation of Condition 7 of planning permission WB/07/0366/Full to allow the previously allocated parking space to the split level flat to be used for turning on site. Amendment to WB/07/0366/Full for off road parking to be increased to three parking spaces together with closure of existing north and south access points and provision of new central access and crossover.

LOCATION : 45 Mulberry Lane Worthing

DATE REGISTERED 14th March 2008

APPLICANT : Mr P Riley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the drawings deposited on 14th March 2008, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposal would, by reason of the siting, limited parking and turning areas and position of the cycle storage facilities, in conjunction with the inefficient usage of the existing garage, result in motor vehicles performing onerous manoeuvres on the forecourt, generating noise, smells and activity in close proximity to the residential building itself, such that future residents' living conditions and amenities would be reduced to an unacceptable level. As such the proposal conflicts with Saved Policy H18 of the Worthing Local Plan 2003 and Saved Policies DEV1 and DEV4 of the West Sussex Structure Plan 2001-2016.

cont.....

Dated : 9th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

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2. The proposal is unacceptable by reason of the surfacing materials and design of the hardstanding area which does not allow for natural drainage or indicate use of permeable surfacing materials or soft landscaping such that the forecourt would increase surface run-off and contribute to increased potential for incidents of flooding as well as being detrimental to visual amenity and discordant with the features and character of neighbouring frontages. As such the proposal is contrary to Saved Policy BE1 of the Worthing Local Plan 2003, Saved Policy DEV1 of the West Sussex Structure Plan 2001-2016 and PPS25: Development and Flood Risk (2006).

This information is only intended as a summary of the reasons for the 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.