Worthing
BOROUGH COUNCIL

APPEAL: APP/C3810/A/09/2096219 / DISMISSED
DOE LETTER DATED: 29.12.08

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0405/FULL

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

Mr M J O'Brien
61 Church Road
Worthing
West Sussex
BN13 1HB

PROPOSAL: Amendments to planning permission WB/07/0938/FULL to provide one additional studio flat (total 11 flats) and two car parking spaces with access to St. George's Road.

LOCATION : 31 St George's Road Worthing

DATE REGISTERED 14th April 2008

APPLICANT : M and S Developments

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Plans A, B, C and D which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed extension by virtue of its position, mass, scale and design would be harmful to the appearance of this property and the wider streetscene. It is therefore contrary to saved Local Plan Policies BE1, H16 and H18 and saved Policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

2. The position and design of the proposed parking spaces off St. George's Road would be harmful to the appearance of the property, streetscene and outlook from the flats. In addition the proposed bays would result in the loss of on-street parking bays to the detriment of general parking arrangements for the area. As such the proposal is contrary to saved Worthing Local Plan policies BE1, TR9 and H18 and saved policies DEV1, DEV5 and CH1 of the West Sussex Structure Plan 2001-2016.

Dated : 16th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0405/FULL

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.