Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1087/OUT

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

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PROPOSAL: Outline application for the construction of a three storey block of 3 flats (2 x 2 bedroom and 1 x 1 bedroom) attached to 43 Wenban Road.

LOCATION : Land west of 43 Wenban Road Worthing

DATE REGISTERED 29th August 2007

APPLICANT : Mr and Mrs Strudwick

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 437/01, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Refuse planning permission on the following grounds:

   The application has failed to demonstrate that the proposal can be satisfactorily accommodated on the site. The proposed three storey block of flats would not be compatible with the existing built form in terms of its design quality, with regard to its siting and the relationship between the existing built form and open space to the side of the property. The proposal would result in the loss of the original 'side wings' and an unbalanced terracing effect to the existing pair of Victorian Villas, due to the creation of an additional third dwelling.

Cont.....

Dated : 22nd October 2007

Assistant Director (Planning Services)

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

The strong visible architectural composition of the existing built form is considered to be an important characteristic of the site, which achieves a good standard of design that adds interest to the character and appearance of the surrounding area. This would be lost as a result of the proposed development. The lack of off street parking would unacceptably aggravate on-street parking pressures and allied problems to the detriment of highway safety and efficient flow of traffic. Therefore, it is considered that the proposal would result in the overdevelopment of the site and conflicts with saved Worthing Local Plan Policies BE1 and H16 and saved West Sussex Structure Plan Policies DEV1, DEV4, DEV5 and CH1, together with national Government Policy, with regard to design quality and parking, as set out in Planning Policy Statement 1: Delivering Sustainable Development: Planning Policy Statement 3: Housing and Planning Policy Guidance 13.

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.