Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1083/FULL

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

AJT Design Consultants
13/15 High Street
Epsom
Surrey
KT19 8DA

PROPOSAL: Construction of pergola for outside smoking area.

LOCATION : The Globe 73 Newland Road Worthing

DATE REGISTERED 29th August 2007

APPLICANT : J T Davies and Sons

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. J1198/05, J1198/06 and J1198/07 which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. In relation to the approved two-metre high brick side boundary wall and gate and the re-paving of the yard in place of the existing garage on the site fronting Newland Road, granted planning permission on 11th July 2007 under application WB/07/0476/FULL, (Drawings J1198/03 and J1198/04 refer - not yet implemented), and in relation to the predominant characteristics of The Globe public house and the adjoining terraced houses, the proposed pergola/smoking shelter would introduce a visually damaging and intrusive addition on this site, which would be detrimental to the character and appearance of the adjoining properties, Nos. 65 to 71 Newland Road, The Globe public house itself and the locality. As such, the proposal would be detrimental to the character and visual amenities of the area, contrary to Policies DEV1 and CH1 of the West Sussex Structure Plan 2001 - 2016 and 'saved' Policy BE1 of the Worthing Local Plan 2003.

Dated : 8th October 2007

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.