Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1078/FULL

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

Strutt And Parker FAO Mr P Dowsett
201 High Street
Lewes East Sussex
BN7 2NR

PROPOSAL: Demolition of 28 and 30 Marine Drive and redevelopment of the site with a block of 8 flats with associated landscaping and underground parking.

LOCATION : 28 and 30 Marine Drive Worthing

DATE REGISTERED 3rd October 2007

APPLICANT : Leslie Christopher Homes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. MD 007.01A; 02; 03; 04; 05A; 06A; 07A; 08A; 09A; 10A; 11A; 12B; 13A; 14A; 15A; 16B; 17A; 18 and unnumbered photographs of existing and photo montage of proposal; and illustrative bird's eye view and axonometic projection plans submitted documentation including site waste management plan; Planning, Design and Access Statement; Stage 1 Safety Audit and Designer's Response; Flood Risk Assessment and Sun Path Analysis; 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 its siting, massing and design, appear unduly dominant and incongruous in the street scene and result in an unacceptable loss of outlook and sense of enclosure for the occupiers of the neighbouring properties to the north and fails to achieve the required overall quality of design. As such, it would be detrimental to the character and appearance of the area and living conditions of neighbouring occupiers and conflicts with Saved Worthing Local Plan policies BE1, H18 and CT3 and Saved West Sussex Structure Plan policies DEV1 and CH1.

cont.....

Dated : 13th November 2007

Assistant Director (Planning Services)

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

2. The proposal has failed to demonstrate that it would provide for safe and convenient pedestrian access to and from the development and in the vicinity. As such, it conflicts with Saved West Sussex Structure Plan Policy DEV4.

3. The proposal has failed to demonstrate that it would not expose future occupiers of the development and neighbouring residential occupiers to unacceptable risk from flooding. As such, it conflicts with Saved West Sussex Structure Plan Policy ERA4 and PPS25 : Development and Flood Risk.

4. The proposal fails to provide for the upgrading of local transport facilities necessary to accommodate the additional pressure generated by the development. As such, it conflicts with Worthing Local Plan Policy RES12 and Saved West Sussex Structure Plan Policy DEV3.

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.