Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1076/FULL

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

A J Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Change of use of ground floor from Use Class A1 (Retail) to a 2 bedroom self contained flat together with external alterations and erection of a part single-storey/part two-storey extension to increase floor areas of both the ground and first floor flat. (Resubmission of WB/07/0336/Full)

LOCATION : 53 Rugby Road Worthing

DATE REGISTERED 24th August 2007

APPLICANT : T Williams Esq.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 6006:2, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed part-single/part two-storey side extension, by reason of its scale, unsympathetic design and position, would result in an unduly prominent and incongruent development within the street scene. Furthermore, the proposed retention of the shop front form with limited external alterations would fail to take the opportunity available for improving the character and quality of the building and would result in a visually discordant feature, poorly related to the design and proportions of the first floor and inconsistent with the resulting wholly residential use of the building. The proposal would therefore be detrimental to the visual amenities of the area and is contrary to Policies CH1 and DEV1 of the West Sussex Structure Plan and saved Policies BE1 and H16 of the Worthing Local Plan 2003.

Dated : 15th October 2007

Assistant Director (Planning Services)

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

WB/07/1076/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.