Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1070/FULL

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

Mr Richard Spong
38 Colman Avenue
Hove
East Sussex
BN3 5NB

PROPOSAL: Replacement of existing slate roof with tiled roof (Redland 49).

LOCATION : 31 Warwick Gardens Worthing

DATE REGISTERED 28th August 2007

APPLICANT : Mr Richard Spong

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

REFUSE PERMISSION for the reason(s) that:-

1. Natural slates make a positive contribution to the character and appearance of the Warwick Gardens Conservation Area. The proposed re-roofing of 31 Warwick Gardens using Redland 49 concrete tiles, by reason of their unsympathetic design, 'heavy grooved' profile and appearance compared with natural slates, would be detrimental to, and would not preserve or enhance, the character or appearance of the building, or the Warwick Gardens Conservation Area in which it is situated. Moreover, if this proposal were to be permitted, the Local Planning Authority would find it difficult to resist the loss of similar slate roofs in the area to other materials, the cumulative effect of which would seriously harm the character and appearance of the Conservation Area. As such, the proposal is therefore contrary to 'saved' Policy BE1 of the Worthing Local Plan 2003 and Policy CH4 of the West Sussex Structure Plan 2001 - 2016.

Cont.....

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.