Worthing
BOROUGH COUNCIL

APPEAL: ALLOWED / DISMISSED
DOE LETTER DATED: 3.2.09

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0228/FULL

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

Colin Jessey Associates
29 Parkfield Road
Tarring
Worthing
West Sussex
BN13 1EP

PROPOSAL: Proposed new one bedroom starter home together with associated works and a replacement conservatory to existing dwelling.

LOCATION : 1 Heatherstone Road Worthing

DATE REGISTERED 3rd March 2008

APPLICANT : Ms Kirsteen Murray

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 068.07.02, 068.07.06 and 068.07.05, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. By reason of its prominent siting, appearance and the relationship to the surrounding built form, the proposed dwelling would represent an unsympathetic and intrusive form of development on this restricted plot that would be out of keeping with the distinctive pattern and layout of existing built development and open space which is characteristic of the area. Its design would unbalance the composition of the block, and together with its cramped relationship to the main dwelling (No.1 Heatherstone Road) would relate poorly to, and detract from the visual cohesion of existing surrounding development. The proposal would therefore unacceptably detract from the surrounding streetscene and would set a precedent for further similar development, the cumulative effect of which would seriously detract from the established character and visual harmony of the area.

Cont.....

Dated : 28th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

Furthermore, the proposal would result in the unacceptable outlook between the main dwelling and the application site premises to the detriment of existing and future occupiers of these properties. In addition, the proposal would result in additional noise and disturbance between the existing and proposed dwelling resulting in the detrimental loss of amenity of existing and future occupiers of surrounding residential properties. The proposal is therefore contrary to saved Local Plan policies BE1, H18 and saved West Sussex Structure Plan policies CH1, DEV1 and LOC1.

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.