BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0680/FULL

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

Barrvell Ltd.
52 Freshbrook Road
Lancing
West Sussex
BN15 8DA

PROPOSAL: Erection of a single storey side extension to provide seating area and W.C for existing sandwich bar/cafe.

LOCATION : 2 Broadwater Street East Worthing

DATE REGISTERED 30th July 2007

APPLICANT : Mrs Heaton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. BAR/06/063-E, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The new building would by virtue of its design, siting and bulk and removal of the existing street boundary wall appear unduly bulky, obtrusive, awkward and incongruous in the street scene and relate poorly in visual terms to the existing adjacent Building of Local Interest and nearby Listed Buildings, including Church. It would accordingly detract from the setting and appearance of the Building of Local Interest and nearby Listed Buildings, erode the existing historic pattern of urban form and harm the appearance and character of the Conservation Area. As such, it conflicts with Worthing Local Plan policies BE1, BE2, BE21, BE22, BE27 and BE28 and West Sussex Structure Plan Policies CH1, CH4 and CH5.

Cont.....

Dated : 24th September 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.