Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1300/FULL

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

Mr M G Warner
66 St. Lawrence Avenue
Worthing
West Sussex
BN14 7JJ

PROPOSAL: Demolition of the existing garage and construction of a single storey one bedroom dwelling.

LOCATION : 15 Winchester Road Worthing

DATE REGISTERED 8th November 2007

APPLICANT : Mr N Beadnell

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 726/2 and 726/3 deposited on 8th November 2007, 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 scale, footprint, siting, massing and design, have a cramped appearance and be incongruous and discordant with the pattern of existing development and adjacent buildings and spaces, crowding the existing building and having an overbearing and un-neighbourly impact upon existing residential units, to the detriment of the historic character and appearance of the Local Interest Building and the Winchester Road Conservation Area and being unduly harmful to the living conditions of nearby occupiers. As such the proposal conflicts with saved Policies BE1 and H18 of the Worthing Local Plan 2003 and saved Policies DEV1, CH1, CH4 and CH5 of the West Sussex Structure Plan 2001-2016.

Cont.....

Dated : 10th December 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.