Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1284/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Erection of rear single storey 2 bedroom flat with courtyard to south of the existing dwelling.

LOCATION : 41 Wenban Road Worthing

DATE REGISTERED 17th October 2007

APPLICANT : Mr D Dhajan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in un-numbered site and block plans, Drawing No. 07/353/01, 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 the siting, massing and design of the extension result in unacceptable noise and disturbance, loss of privacy and degradation of outlook to the occupiers of the adjacent No. 39 Wenban Road, and, by reason of the loss of usable private amenity space to the parent house, deprive future occupiers of the parent house of a satisfactory quality and quantity of private amenity area, bearing in mind the size and form of the house and its suitability for family occupation. This would be to the detriment of the living conditions of these neighbouring occupiers. In addition, the proposal would, by reason of its form and siting relate poorly, in visual terms, to the parent house and surrounding development, appearing obtrusive, incongruous and cramped, to the detriment of the character and appearance of the area. As such it represents an inappropriate over-development and conflicts with Saved Worthing Local Plan Policies BE1 and H18, Saved West Sussex Structure Plan Policies CH1 and DEV1 and PPS3 Housing and PPS1: Delivering Sustainable Development.

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.