AT | ATELIER T & B

Appellants Final Comments
Cumberland Court, Wallace Avenue, Worthing

May 2024

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1.0 APPELLANTS FINAL COMMENTS IN RESPECT OF THE COUNCILS STATEMENT OF CASE

1.1 The appellant feels that his Statement of Case sufficiently sets out the reasons why he believes that the council's reasons for refusal, ***The effect on the character and appearance of the area (Refusal Reason 1)***, and ***Impact on neighbouring amenity (Refusal Reason 2)*** are unsubstantiated and invalid. However he would like the inspector to be mindful of the following;

1.2 The new dwelling would be sited on brownfield land and not in the green belt, and in line with government policies with a preference to build on top of existing apartment blocks to provide much needed new housing.

1.3 The property, although art-deco and on Worthing's Local Interest Register, is not a listed building and therefore is not afforded the protections of such a property.

1.4 It should be noted that on multiple occasions the council refer to the property as a locally listed building in their Statement of Case, which is factually incorrect. It is on the Worthing Local Interest Register, and not listed.

1.5 The appellant feels that the incorporated design is a blend of historic architecture and a positive and modern nod to modern art deco architecture, taking in inspiration from the locality, and not '*an alien*' addition as many, including the council, seem to be leaning on. However, he would be open to changing the external materials to match the existing property (red/brown brick walls), if this would be more acceptable to the Council and local community.

2.0 CONCLUSIONS

2.1 The appellant has no objections to the Council's suggested conditions.

2.2 The appellant considers themselves to have provided sufficient evidence as part of his Statement of Case and set out above in his final comments, that the objections raised in respect of refusal are not justified.

2.3 The appellant has sought to demonstrate that the Council's objections do not stand up to reasonable scrutiny as the proposal is sited in a sustainable location, making effective use of a brownfield site, and satisfies the requirements for development in line with the NPPF & Local Planning Documents.

2.4 As set out in the Statement of Case and above comments, the proposal complies with sustainable development, and it is respectfully asked that the appeal is allowed.