Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0548/FULL

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

ADCS Ltd
17 Springfield Gardens
Worthing
West Sussex
BN13 2DF

PROPOSAL: Construction of a two storey side extension to create a separate granny annexe.

LOCATION : 17 Upper Brighton Road Worthing

DATE REGISTERED 23rd May 2008

APPLICANT : Mr and Mrs Andrew Troullos

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1151/P02 Rev. A which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed extension, by virtue of its scale, height, design and unsympathetic siting in relation to the existing and neighbouring buildings, would represent an overbearing and unduly prominent form of development detrimental to residential amenity in terms of loss of light, outlook and privacy and detrimental to the visual amenities and general character of the area. As such, the proposed extension is considered contrary to Saved Policies BE1, H16 and H18 of the Worthing Local Plan, Saved Policies CH1 and DEV1 of the Wessex Structure Plan 2001-2016, and National Policy PPS1 and PPS3.

Cont.....

Dated : 7th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The proposed 'annex' development, in terms of its proportions, siting, layout, appearance and relationship with the main dwelling would result in a new dwelling in its own right, which would be an inappropriate form of development notably in terms of its relationship with the existing and neighbouring properties, lack of separate curtilage and incompatibility with the character of the surrounding area, having regard to the pattern of the surrounding built form. As such the proposal would be contrary to Saved Policies BE1 and H18 of the Worthing Local Plan 2003 and Saved West Sussex Structure Plan Policies CH1 and DEV1.

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.