Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1070/FULL

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

Mr T Stanley
11 Marlborough Road
Goring By Sea
Worthing
West Sussex
BN12 4EY

PROPOSAL: Single storey rear extension and conversion of existing bungalow to a two storey house by way of first floor extensions, new roof, elevational alterations and balcony to first floor front elevation.

LOCATION : 10 Latimer Road Worthing

DATE REGISTERED 18th December 2009

APPLICANT : Mr G Dover & Ms H Wood

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. DOVER 01, 02, 03A, 04B, 05, 06, 07 and CS1 to CS9 (consecutive) which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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[redacted]

Dated : 12th February 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in any first floor elevation or the roof extension or east elevation of the rear ground floor extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

3. The development shall not commence unless and until architectural details of the development including roof, hips, eaves and soffits, balcony and openings and chimney have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval and shall be retained thereafter, notwithstanding the General Permitted Development Order 1995 as Amended Town and Country Planning Act 190 As Amended.

   Reason: To ensure a good standard of appearance in accordance with Saved Worthing Local Plan BE1 and Planning Policy Statement: 1 Delivering Sustainable Development.

4. Notwithstanding the submitted drawings the roof form of the ground floor rear extension and the use of 'Decra' Lightweight metal roof sheets on any part of any roof or the vertical element of the roof above the bays or any part of the ground floor extension is not permitted. The development shall not commence unless and until details of an alternative roof form and roof material/design and chimney have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval and shall be retained thereafter.

   Reason: To ensure a good standard of appearance in accordance with Saved Worthing Local Plan BE1 and Planning Policy Statement:1 Delivering Sustainable Development

5. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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WB/09/1070/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment

This information is only intended as a summary of the reasons for grant 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.