Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1402/FULL

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

Mr. Richard Tune
10 Offington Avenue
Worthing
West Sussex
BN14 9PE

PROPOSAL: Erection of conservatory to rear of garage.

LOCATION : 10 Offington Avenue Worthing

DATE REGISTERED 22nd November 2007

APPLICANT : Mr. Richard Tune

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Drawings deposited on 22nd November 2007, 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 three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the western flank elevation adjacent to the boundary with No. 12 Offington Avenue of the 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 the adjoining property.

Cont.....

Dated : 7th January 2008

Assistant Director (Planning Services)

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

3. The conservatory extension hereby permitted and the existing detached building shall only be used for purposes incidental to the enjoyment of No. 10 Offington Avenue as a private dwelling and shall not at any time be occupied as an independent residential unit in their own right.

   Reason: To prevent inapt and environmentally harmful use of the buildings and because the proposal and existing building would be unsuitable for independent residential accommodation by reason of their size, siting and facilities.

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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

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

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development

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.