Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1390/FULL

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

Mr Alan Luke
8 Eighth Avenue
Lancing
West Sussex
BN15 9XD

PROPOSAL: Proposed replacement external railings.

LOCATION : 100 Dominion Road Worthing

DATE REGISTERED 9th November 2007

APPLICANT : Mr A Hubbard

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. m/c 001 dated 6th September 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.

Cont.....

[redacted]
Assistant Director (Planning Services)

Dated : 21st December 2007

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

2. The height of the proposed replacement railings, hereby permitted, shall be a maximum 1100 millimetres above the existing ground level as shown on the submitted plan (Drawing No. m/c 001 dated 6th September 2007), and not as described in the Design and Access Statement dated 16th October 2007.

   Reason: In the interests of visual amenity, and because the height of the proposed railings as described in the Design and Access Statement (i.e. 1450 millimetres above the existing ground level) was not acceptable to the Local Planning Authority.

3. Before works commence, details of the materials, colour and finish of the proposed replacement 1100 millimetres high railings, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the railings shall be installed fully in accordance with the agreed details.

   Reason: In the interests of visual amenity.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

2. 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

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character

   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.