Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1374/FULL

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

Mr M G Warner
66 St. Lawrence Avenue
Worthing
West Sussex
BN14 7JJ

PROPOSAL: Construction of a detached single storey boat store.

LOCATION : 38 Third Avenue Worthing

DATE REGISTERED 8th November 2007

APPLICANT : Mr G Blurton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 735/3; 735/4A, un-numbered foundation details and 6660607, 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.

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Dated : 21st December 2007

Assistant Director (Planning Services)

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 the south or east elevation of the boathouse 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 boat house shall not be used for independent living accommodation or as an annexe.

   Reason : The proximity of the boathouse building to the site boundary would give rise to unacceptable impacts on the living conditions of neighbouring occupiers..

4. No development, including site works of any description, shall take place on the site unless and until all the existing trees, including all trees covered by a Tree Preservation Order, particularly the adjacent Ilex and holly, bushes and hedges within 10 metres of (but outside the footprint of the boathouse) have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained, particularly the trees protected by Tree Preservation Orders

5. The boathouse shall not be built other than in full accordance with the foundation drawings as submitted and any necessary further details required by the Local Planning Authority.

   Reason: To safeguard the adjacent preserved Holly and Ilex trees from root damage

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6. 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 boat store 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.

7. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

   Reason: In the interests of highway safety.

8. The development shall not commence unless and until a scheme for assessing the need for, and the form of, any necessary crown lifting of the adjacent preserved Holly and Ilex trees has been submitted to and approved in writing by the Local Planning Authority and thereafter no works to the trees shall be undertaken other than those agreed with the Local Planning Authority.

   Reason: To safeguard the adjacent preserved Holly and Ilex trees from root damage.

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

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices

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.