Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0932/FULL

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

Sunkist Homes Limited
14 - 16 Winchester Road
Worthing
West Sussex
BN11 4DJ

PROPOSAL:	Demolition of existing outbuilding and erection of conservatory to rear (north) elevation.
LOCATION :	18 Winchester Road Worthing
DATE REGISTERED	30th October 2009
APPLICANT :	Sunkist Homes Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plan 221009:1 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. The materials and finishes of the external walls of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 8th December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Prior to any development, further details of the design features of the conservatory must be submitted in writing to the Local Planning Authority for approval. Such details, as approved, shall be erected prior to first use and thereafter maintained.

   Reason: In the interest of the appearance of the Conservation Area.

4. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: In the interest of the environment.

5. Prior to development, details of the size, design and position of a gate to the west of the building shall be submitted in writing to the Local Planning Authority for approval. Only the gate, as approved, shall be erected prior to first use of the conservatory and thereafter retained.

   Reason: To ensure private garden space is made available to future residents.

6. The development hereby permitted shall not be commenced until screen planting of a species and density to be approved in writing by the Local Planning Authority has been planted along the north boundary of the site. In the event that any of the screen plants die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: In the interests of amenity and of the environment and the development.

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:

Cont.....

WB/09/0932/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES7 - Control of Polluting Development

South East Plan 2009

BE6 - Telecommunications Equipment on Listed Buildings
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
S1 - Supporting Healthy Communities

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.