Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0075/FULL

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

Mr Anthony Budd
The Project Support Practice
2 London Road
Horndean
Waterlooville
Hampshire
PO8 0BZ

PROPOSAL: Installation of replacement white PVCu windows to common passageways

LOCATION : Shrewsbury Court 21 - 23 Manor Road Worthing

DATE REGISTERED 5th February 2010

APPLICANT : County Estates Management

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1/10/09 Rev. 00 Sheet 1 and 01/10/09 Rev. 00 Sheet 2 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 and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

[redacted].....

Dated : 29th March 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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INFORMATIVES

1. Reasons for Approval

a) The decision to grant planning permission has been taken having regard to the Development Plan as set out below:-

Worthing Borough Local Plan (adopted September 2003)

- Policy BE1 (Design Quality – requires new development to demonstrate a high standard of design and make a positive contribution to visual quality of the area).
- Policy H16 (Domestic Extensions and Alterations - includes criteria for assessing extensions to existing dwellings and ancillary development).
- Policy H18 (Amenity of Residents – proposals should not have an adverse impact on amenity)

South East Regional Spatial Strategy (adopted May 2009)

- Policy BE1 (Management of Urban Renaissance – encourages improvement to the built environment through maximising opportunities).
- Policy CC1 (Sustainable Development – development proposals should meet the objectives of the regional sustainability framework in achieving sustainable development).
- Policy CC6 (Sustainable Communities and Character of the Environment – promotes sustainable development that enhances distinctiveness and high quality built environments providing 'sense of place').

Supplementary Planning Guidance

- Extending or Altering Your Home (includes general criteria used for the assessment of all domestic residential extensions and ancillary development).

And to all relevant material considerations, including National Policy and Guidance in particular Worthing Borough Council Supplementary Planning Guidance and all representations and consultation responses received.

b) In reaching its decision the Council concluded that the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16 and H18) and the South East Plan (CC1, CC6, BE1).

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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.