Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0792/FULL

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

Mr Simon Wrigley
Roberts & Wrigley Associates
27a Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Proposed single storey rear extension to replace existing conservatory.

LOCATION : 14 St Andrews Road Worthing

DATE REGISTERED 7th September 2010

APPLICANT : Mr Stuart Woods

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in approved plans No. WSX54705, Block Plan and Drawing 1 Existing_Proposed ground floor plans 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]

Dated : 29th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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 interests of amenity in accordance with Planning Policy Statement 23: Pollution Control.

3. 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.

4. 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 north elevation 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 adjoining properties.

5. The development hereby permitted shall be built out in strict conformity with the drawings as listed below:-

   Title No. WSX54705 dated and deposited 07-09-2010
   Block Plan dated and deposited 07-09-2010
   Drawing 1 Existing _ Proposed ground floor plans dated and deposited 07-09-2010

   Reason: For the avoidance of doubt and in the interests of proper planning

INFORMATIVES

1. 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, H18)

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