Worthing
BOROUGH COUNCIL

NB

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1087/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010

Mr M Naish
Deadspace Designs
19 Valencia Road
Worthing
West Sussex
BN11 4QD

PROPOSAL: Proposed single storey side and rear extension.

LOCATION : 23 Southdownview Road Worthing

DATE REGISTERED 10th January 2011

APPLICANT : Mr Graham Edwards

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Site plan, Block plan and Drawing No. Edwards/DS/02.

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

Dated : 4th March 2011

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

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

3. 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 or south side elevations 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.

4. The kitchen door on the south side elevation of the extension hereby permitted shall be obscure glazed and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

5. The development shall be built with appropriate flood resilience measures in compliance with 'Improving the Flood Performance of New Dwellings' DCLG 2007.

   Reason: To minimise the risk from flooding and damage to the property and harm to life and health in view of the site's location within Flood Zones 2 and 3 and in accordance with PPS25 - Development and Flood Risk.

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 BE1, H16 and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6 and BE1.

2. The applicant is advised that any hard surface situated on land between a wall forming the principal elevation of the dwellinghouse and the highway (Southdownview Road), where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

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.