Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0718/FULL

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

Mr I Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Construction of a double garage and vehicular crossover including removal of part of existing boundary wall.

LOCATION : 35 Offington Gardens Worthing

DATE REGISTERED 7th July 2008

APPLICANT : Mrs D Fabes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 4508:1A, 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 garages at No. 97 Offington Avenue.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 19th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The access to the proposed detached garage shall be laid out to provide 2 by 2 metre visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. No other work shall be carried out on the site until the above mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to a visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

INFORMATIVES

1. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the Highway Authority to carry out the site access works on the public highway.

2. 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

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High quality development

   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.