Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/08/0716/FULL

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

Michael Pearce and Associates Ltd
3 West Ridings
East Preston
Littlehampton
West Sussex
BN16 2TD

PROPOSAL: Proposed alterations and pitched roof extension to north elevation.

LOCATION : 107A Grand Avenue Worthing

DATE REGISTERED 25th July 2008

APPLICANT : Mr and Mrs Le

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, 2a, 3, 4a, 5 and 7 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 facing and roofing materials shall match as closely as possible in type, colour and texture those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 19th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Before works commence, there shall be submitted to and approved in writing by the Local Planning Authority details of any crown lifting or other works to the protected Sweet Chestnut tree on the site (reference T2 under the Worthing Tree Preservation Order No. 12 of 2007) as may be necessary to facilitate the construction of the development, hereby permitted. Such works, as may be agreed, shall be carried out strictly in accordance with the approved details, unless granted consent by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity.

4. Notwithstanding the submitted drawings, the development shall not commence unless and until details of the design and form of the extension have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: The east elevation of the solid extension as submitted presents a monotonous stretched appearance to the extended dwelling and revisions to improve the design and appearance are required in the interest of visual amenity.

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 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
H18 - Amenity of Residents

**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.