Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0326/FULL

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

Mr P Trussler
44 Firle Road
Lancing
West Sussex
BN15 0NZ

PROPOSAL: Revised proposals for the conversion of existing bungalow to a two storey house by way of alterations and extensions to front and rear elevations, new roof structure to form additional bedrooms. Installation of lantern lights over proposed utility, kitchen and dining area at ground floor level.

LOCATION : 20 Uplands Avenue Worthing

DATE REGISTERED 20th April 2009

APPLICANT : Mr and Mrs S Jeannot

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 26/310/LP, 26/310/1, 26/310/2E, 26/310/3E, 26/310/4F, 26/310/6, Uplands Avenue street elevation dated June 2009 and Uplands Avenue elevation from opposite No. 32 June 2009 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.

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Dated : 23rd June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No development shall be carried out unless and until a schedule and samples of the materials and finishes to be used for external walls and roofs of the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a building of visual quality.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and as amended, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in either of the side elevations of the extensions hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

   Reason: To protect the amenities of adjoining residential properties.

4. No development shall commence unless and until the precise levels of the site and the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and the development hereby permitted shall be constructed in accordance with those approved details.

   Reason: To ensure that the building relates satisfactorily in impact terms onto the neighbouring dwellings.

5. No development shall take place unless and until there has been submitted to, and approved in writing by, the Local Planning Authority a soft and hard landscaping scheme to the front and side boundaries of the site. The approved details of the landscaping scheme shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: In the interests of amenity and of the environment of the development.

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6. No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence to be approved in writing by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for serves are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

   Reason: To ensure the retention and maintenance of trees and vegetation.

7. The flat roof area of the single storey rear extension hereby permitted shall left open and not enclosed by any means and shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of the adjoining property.

8. The first floor ensuite windows in the north and south side elevations of the two-storey extension hereby permitted shall consist of at least two lights divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times and at all times be and remain glazed entirely with obscure glass.

   Reason: In the interests of the amenities of the occupants of nearby properties.

9. This permission relates to the plans as submitted and amended by substitute plans dated 10th June 2009.

   Reason: For the avoidance of doubt.

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 South East Plan 2009 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
TR9 - Parking Requirements for Development

Cont.....

WB/09/0326/FULL

South East Plan

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment
T4 - Parking

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.