WORTHING BOROUGH COUNCIL

Mr Julian Evans
Alcove Architecture Ltd
25a New Broadway
Worthing
BN11 4HP

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0557/23

Details of Development
ADDITIONAL STOREY TO PART OF EXISTING FOOTPRINT TO CREATE A TWO STOREY FAMILY HOME, WITH LANDSCAPING WORKS TO RELOCATE PARKING TO NORTH

Location of Development
6 EIRENE ROAD WORTHING WEST SUSSEX BN12 4DJ

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 13th April 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
27/07/2023

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
DESIGN & ACCESS STATEMENT	Ref: 23015	13.04.2023
EXISTING GROUND FLOOR PLAN	P005	13.04.2023
EXISTING FIRST FLOOR/ROOF PLAN	P006	13.04.2023
EXISTING SITE PLAN	P007	13.04.2023
EXISTING SECTION	P008	13.04.2023
EXISTING ELEVATIONS (S & E)	P009	13.04.2023
EXISTING ELEVATIONS (N & W)	P010	13.04.2023
PROPOSED GROUND FLOOR PLAN	P105 A	13.04.2023
PROPOSED FIRST FLOOR PLAN	P106 A	13.04.2023
PROPOSED SITE PLAN	P107 A	13.04.2023
PROPOSED SECTION	P108 A	13.04.2023
PROPOSED SITE PLAN	P107 D	25.07.2023
PROPOSED ELEVATIONS (S & E)	P109 C	25.07.2023
PROPOSED ELEVATIONS (N & W)	P110 B	25.07.2023
LOCATION & BLOCK PLAN	P001 C	11.07.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed as indicated on the approved plans and particulars including brickwork and roof tiles to match those of the existing building.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

04. Prior to installation of the balcony hereby approved, precise details of the balustrade and profiled base detailing of the balcony shall be submitted to and approved in writing by the Local Planning Authority and the agreed details shall be implemented before the balcony is first brought into use.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

05. The existing vehicle access onto Eirene Road shall be removed and kerb reinstated, and the boundary wall shall be constructed as shown on the approved Proposed Site Plan and Proposed South Elevation drawing, before the garden fence/trellis is erected.

Reason: *In the interests of visual amenity and highway safety and to comply with policy DM5 of the Worthing Local Plan.*

06. A planting scheme for screen hedging adjacent to the front (south) boundary wall shall be submitted to and agreed in writing with he Local Planning Authority, and such landscaping shall be carried out by no later than the first planting season following the erection of the front garden fence/trellis hereby approved unless otherwise agreed in writing with the Local Planning Authority. Any plants forming part of the agreed scheme which within a period of 5 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 visual amenity and the environment having regard to policies DM5 and DM18 of the Worthing Local Plan.*

07. The windows and rooflights in the east and west side elevations of the extensions and alterations hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side walls of the extension.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

09. The guest/au pair accommodation indicated on the approved plans shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-householder-planning-decision

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).