WORTHING BOROUGH COUNCIL

Mr MICHAEL BISH
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0655/23

Details of Development
TWO STOREY REAR EXTENSION AND DETACHED SINGLE STOREY GARDEN STUDIO ROOM

Location of Development
FLINT COTTAGE TITNORE LANE WORTHING WEST SUSSEX BN13 3RT

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 5th July 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
25/09/2023

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

Ref: AWDM/0655/23

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
EXISTING FLOOR PLANS & INTERNAL ELEVATIONS	SMS-1008-1	01.09.2023
EXISTING FLOOR PLANS & INTERNAL ELEVATIONS	SMS-1008-2	01.09.2023
EXISTING FLOOR PLANS, SECTIONS & INTERNAL ELEVATIONS	SMS-1008-3	01.09.2023
EXISTING FLOOR PLANS & INTERNAL ELEVATIONS	SMS-1008-4	01.09.2023
SECTION & INTERNAL ELEVATIONS	SMS-1008-5	01.09.2023
INTERNAL ELEVATIONS	SMS-1008-6	01.09.2023
EXISTING GROUND FLOOR PLAN	07B	01.09.2023
EXISTING FIRST FLOOR PLAN	08B	01.09.2023
PROPOSED GROUND FLOOR PLAN	15B	01.09.2023
PROPOSED FIRST FLOOR PLAN	16B	01.09.2023
PROPOSED ROOF PLAN	17A	01.09.2023
PROPOSED SOUTH ELEVATION	19A	01.09.2023
PROPOSED EAST ELEVATION	20A	01.09.2023
PROPOSED NORTH ELEVATION	21A	01.09.2023
PROPOSED EAST ELEVATION	23A	01.09.2023
PROPOSED WEST ELEVATIONS	24	01.09.2023
PROPOSED ELEVATIONS	18C	19.09.2023
PROPOSED WEST ELEVATION	22C	19.09.2023
LOCATION PLAN	01	05.07.2023
EXISTING BLOCK PLAN	02	05.07.2023
PROPOSED BLOCK PLAN	03	05.07.2023

Reference/Drawing Number	Version	Date Rec
TOPOGRAPHICAL	04	05.07.2023
PROPOSED SITE PLAN 1:200	05	05.07.2023
PROPOSED SITE PLAN 1:50	06	05.07.2023
EXISTING ROOF PLAN	09	05.07.2023
EXISTING ELEVATIONS	10A	05.07.2023
EXISTING SOUTH ELEVATION	11	05.07.2023
EXISTING EAST ELEVATION	12	05.07.2023
EXISTING NORTH ELEVATION	13	05.07.2023
EXISTING WEST ELEVATION	14A	05.07.2023

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. Prior to commencement of works to implement the development:

(i) a schedule and samples of materials and finishes to be used for the external walls and roofs of the extension and outbuilding (Including brick quoining and plinths, bonnet hip tiles, decorative 'club' tiles, rainwater goods and horizontal timber boarding shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved schedule and samples.

(ii) a sample of flintwork to match that of the existing building (not less than 1 metre by 1 metre in area) and indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the extension shall be constructed in accordance with the agreed sample panel which shall be retained on site until the extension has been completed.

Reason: *To safeguard the historic character and significance of the building in accordance with policy DM24 of the Worthing Local Plan.*

04. Prior to the commencement of works to implement the development details of a traditional flush-fitting conservation roof light to be fitted into the lean-to roof of the ground-floor WC shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the agreed roof light details.

Reason: *To safeguard the historic character and significance of the building in accordance with policy DM24 of the Worthing Local Plan.*

05. All the windows and French doors of the extension and outbuilding hereby permitted shall consist of white-painted timber. Prior to the commencement of works to implement the development, elevation drawings together with horizontal and vertical sections at a scale not less than 1:5 detailing the design, proportions, and profiles of the windows and French doors/doors of the extension and outbuilding (including heads, cills and set-back from external wall face) and new external door to the rear wall of the existing building shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the historic character and significance of the building in accordance with policy DM24 of the Worthing Local Plan.*

06. Details of the design, material and construction of the fence and gate to the courtyard shown on the approved plan 15B shall be submitted to and approved in writing by the Local Planning Authority. The extension and outbuilding shall not be occupied until the fence and gate have been erected in accordance with the agreed details.

Reason: *To safeguard the historic character and significance of the building in accordance with policy DM24 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. 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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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).