Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0841/FULL

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

ADCS Limited
17 Springfield Gardens
Worthing
West Sussex BN13 2DF

PROPOSAL: Single storey rear extension, roof extension and new dormer window to create granny annexe. Resubmission WB/08/0548/FULL

LOCATION : 17 Upper Brighton Road Worthing

DATE REGISTERED 7th August 2008

APPLICANT : Mr A Troullos

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1151/P02/E 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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[redacted]

Dated : 3rd October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The extension hereby permitted shall not be occupied at any time as a separate unit of accommodation or other than for purposes ancillary to the residential use of the dwelling known as 17 Upper Brighton Road.. In this connection, the door leading off the corridor leading from the annexe front entrance into the utility room (formerly garage) and the kitchen of the main dwelling; or the kitchen door to the utility room or the opening between the landing adjacent to bedroom 5 and existing landing to the main dwelling shall not be blocked off at any stage. In addition, the ground floor utility room marked on the submitted drawings shall not be used to garage any motor car.

   Reason: To ensure that a separate unit of accommodation is not created which would not be acceptable to the Local Planning Authority in this particular case.

3. The development shall not commence unless and until details have been submitted to and approved in writing by the Local Planning Authority in respect of any alterations to the front elevation of the ground floor utility room marked on the submitted drawings and the development shall not be built other than in strict accordance with any such approval.

   Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the west or east elevations of the rear ground floor extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

5. The materials and finishes of the external walls and roof of the extension, dormer and new front entrance hereby permitted shall match those on the existing building.

   Reason: In the interests 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
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.