Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Andrew Knowles
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20 Sudley Road
Bognor Regis
West Sussex
PO21 1EU

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/10/1110/FULL

Details of Development
REAR SINGLE STOREY EXTENSION (TO HOUSE SWIMMING POOL) AND FIRST FLOOR EXTENSION TO EXISTING GARAGE.

Location of Development
DOWNS EDGE SALVINGTON HILL WORTHING WEST SUSSEX BN13 3BD

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 24th January 2011.

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

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
12/05/2011

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Worthing Core Strategy Policy 16, the saved Policies BE1, H16, and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6 and BE1.

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 6483/08 Titled Site, Block & Location Plans dated and deposited 24-01-2011;
Drawing No. 6483/07 B Titled Existing & Proposed East Elevations dated and deposited 13-04-2011;
Drawing No. 6483/05 C Titled Proposed Ground Floor Plan & Section A-A dated and deposited 13-04-2011;
Drawing No. 6483/06 B Titled Proposed South & West Elevations dated and deposited 13-04-2011;
Drawing No. 6483/09 Titled Proposed & Existing North Elevations dated and deposited 24-01-2011;
Drawing No. 6483/10 A Titled Proposed First Floor Plan dated and deposited 28-03-2011; and
Accompanying product details titled CAMBRIAN SLATES dated and deposited 28-03-2011.

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

03. Excluding the roof of the rear swimming pool extension, the external materials and finishes of the development hereby permitted shall match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

04. Prior to any use of the swimming pool extension hereby approved and prior to the installation of any associated plant and/or machinery, details of that plant and machinery, including mounting and acoustic attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority and completed out on site in strict accordance with the approved details. Thereafter the plant, machinery, and acoustic attenuation measures so approved shall be retained permanently in a functional condition which adheres to the approved manufacturer's specification.

Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with saved Policies H18 and RES7 of the Worthing Local Plan.*

05. The first floor sauna room window in the rear elevation of the extension hereby permitted shall at all times be obscure-glazed and hinged to open away from the southern boundary and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

06. The first floor changing room window in the front elevation of the extension hereby permitted shall at all times be obscure-glazed and consist of at least two lights divided horizontally with only the top light capable of being opened and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the entirety of the south elevation of the entire development without the prior permission of the Local Planning Authority.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the entirety of the south elevation of the entire development without the prior permission of the Local Planning Authority.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

09. The accommodation hereby permitted shall at all times be and remain incidental to the occupation and domestic enjoyment of the dwellinghouse building named Downs Edge Salvington Hill Worthing.

Reason: *To prevent over development of the site and to comply with saved Policy H18 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments received from Southern Water:

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The application contains a proposal for a swimming pool for private use. If the pool produces filter backwash water this would need to be discharged to the public foul sewer. The rate and times of discharge of this water to the sewer, and discharge of the contents of the pool (if these need to be drained to the sewer), would have to be agreed with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors.

A formal application for connection to the public sewerage system is required for any new connections, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688) or www.southernwater.co.uk