Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr C Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong, Clapham
Worthing
West Sussex
BN13 3UT

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0124/FULL

Details of Development
PROPOSED ATTACHED GARAGE TO NORTH ELEVATION.

Location of Development
5 CHUTE AVENUE WORTHING WEST SUSSEX BN13 3DX

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 15th February 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 of the Worthing Local Plan BE1, H16, H18 and TR9 and the South East Plan Policies CC1, CC6, BE1 and T4.

Conditions

01. The development hereby permitted shall be begun before the expiration of three 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 01 Title: Proposed Side Garage and Internal Alterations Dated and deposited 15-02-2011

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

03. The materials and finishes of the external walls and roof of the extension hereby permitted shall be completed to match those of the existing dwellinghouse building on the site.

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. The extension hereby permitted shall be used solely for the parking of private domestic vehicles 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 and shall not be used as a separate dwelling.

Reason: *In the interests of highway safety and amenity having regard to saved Policies TR9 and H18 of the Worthing Local Plan and T4 of the South East Plan.*

05. The roof area of the extension hereby permitted 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 adjoining properties having regard to saved Policies H16 and H18 of the Worthing Local Plan.*

06. No development, including site works of any description, shall take place on the site unless and until the Protected Silver Birch tree identified for retention on submitted plan on the site has been protected in accordance with a tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected 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 or bonfires take place without the prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: *To protect the Protected Silver Birch tree from damage likely to lead to the loss of the tree and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

07. The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: *To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Borough Environmental Health team:

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented