Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0035/FULL

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

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex

PROPOSAL: Proposed two storey rear extension.

LOCATION : 76 Salvington Hill Worthing

DATE REGISTERED 1st February 2011

APPLICANT : Mr S Meik

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   1:1250 site plan, 1:500 block plan and Drawing Nos. 09/528/03 A and 09/528/04.

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

[redacted]

Dated : 5th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The south facing first floor window shall be obscurely glazed and fixed shut on installation and retained as such thereafter.

   Reason: To protect neighbours' privacy in accordance with saved Local Plan Policy H18.

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 first floor elevations of the 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 hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

6. The bed and breakfast use from two bedrooms shall be discontinued on or before the 30th June 2012.

   Reason: To allow the Local Planning Authority to assess the impact of the use on the locality.

7. Forecourt parking is to be made available to B&B guests at all times.

   Reason: In the interests of highway safety.

INFORMATIVES

1. Reason for approval

   Notwithstanding the objections received it is not considered that undue overlooking, loss of outlook, or overbearing impact will occur to any neighbour. The occasional bed and breakfast use will also not increase as the extension does not facilitate extra bedrooms. The bed and breakfast permission is for a temporary period ending 30th June 2012 and will be reassessed before this date if a renewal is sought. As such it is considered that 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 the saved Policies RES7, BE1, TR9, H16 and H18 of the Worthing Local Plan and the South East Plan Policies T4, CC1, CC6 and BE1.

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.