Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0039/FULL

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

Mr W Gander
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PROPOSAL: Single storey rear extension, two storey side extension and new pitched roof over existing extension.

LOCATION : 87 Littlehampton Road Worthing

DATE REGISTERED 18th January 2011

APPLICANT : Mr A Jenner

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 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 : 21st March 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

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:-

   Drawing titled OS Mastermap, Site Plan, Roof Plan dated and deposited 18th January 2011
   Drawing titled Proposals 03 C dated and deposited 21st March 2011

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

3. The materials and finishes of the external walls and roof of the extensions hereby permitted shall match those on the existing building. The tile of the extension roof shall be of a bonnet design to match the tiles on the existing roof.

   Reason: In the interests 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 at first floor and above in the flanks (side) elevations of the extensions 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 ground floor W.C. window in the front elevation and the utility room window in the west side elevation of the extensions hereby approved shall consist of at least two lights divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times and at all times be and remain glazed entirely with obscure glass.

   Reason: In the interests of the amenities of the occupants of nearby properties.

6. No development shall commence unless and until a scheme for the disposal of surface water on the site has been submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate a soakage test has been undertaken in accordance with BRE 365. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

   Reason: To avoid exacerbation of localised surface water flooding in an area identified at risk from such in accordance with 'Development and Flood Risk' PPS25 and policy 15 of the Worthing Core Strategy.

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INFORMATIVES

1. Reason for Approval

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 BE1, H16 and H18 of the Worthing Local Plan, the South East Plan Policies CC1, CC6 and BE1 and Worthing Core Strategy Policies 15 and 16.

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.