WORTHING BOROUGH COUNCIL

Mr Haydn Jones
Saville Jones Architects
74 Victoria Road
Worthing
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United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0944/24

Details of Development
REMOVAL OF EXISTING TIMBER PICKET FENCE AND ERECTION OF NEW METAL FENCE AND GATE

Location of Development
14 AMBROSE PLACE WORTHING WEST SUSSEX BN11 1PZ

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 22nd July 2024.

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

G Peck

Gary Peck
Planning Services Manager
04/11/2024

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PLAN AS EXISTING	24006 SK101	22.07.2024
LOCATION & BLOCK PLAN AS EXISTING	24006 SK102	22.07.2024
ELEVATIONS AS EXISTING	24006 SK103	22.07.2024
PLAN AS PROPOSED	24006 SK104	22.07.2024
LOCATION & BLOCK PLAN AS PROPOSED	24006 SK105A	22.07.2024
ELEVATIONS AS PROPOSED	24006 SK106	22.07.2024
PLANNING & HERITAGE STATEMENT		22.07.2024
PHOTOS		11.09.2024

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

02. 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.*

03. The new section of brick wall shall be constructed in matching materials, including mortar colour and capping bricks, to ensure the new section of wall matches in appearance and style the existing wall.

Reason: *To preserve the listed building having regard to the National Planning Policy Framework, and policies DM5 and DM24 of the Worthing Local Plan.*

04. Notwithstanding the approved plans, full details of the gates and fence shall be submitted to the Local Planning Authority for approval in writing prior to works commencing. Details shall include full specifications to include sections at 1:5 of the horizontal and vertical bars and means of attachment to brick piers and details and manufacturers of the finial. The development shall be implemented in full in accordance with the details thus approved and retained and maintained as such for the lifetime of the development.

Reason: *To ensure the development preserves the appearance of the conservation area and setting of the listed building.*

05. The fence and gates hereby approved shall be powder coated black and shall be retained as such and kept in good repair for the lifetime of the development.

Reason: *To preserve the building having regard to the National Planning Policy Framework, and policies DM23 and DM24 of the Worthing Local Plan.*

06. The front garden of 14 Ambrose Place, being the area located to the south of Ambrose Place, shall at no time be used for the parking or storage of vehicles. Access for garden maintenance purposes only.

Reason: *To preserve the appearance of the conservation area and to prevent compaction of the roots of protected trees in accordance with policies DM16 and DM24 of the Worthing Local Plan and the Conservation area appraisal.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-householder-planning-decision

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).