Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0744/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr A Nikkhah-Eshghi
42 George V Avenue
Worthing
West Sussex
BN11 5RJ

PROPOSAL: Retrospective application for replacement boundary fence, together with gate, brick pillars and attached timber arch/walk way behind.

LOCATION : 42 George V Avenue Worthing

DATE REGISTERED 30th September 2009

APPLICANT : Mr A Nikkhah-Eshghi

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the photographs deposited on 30th September 2009 and the additional information received on the 11th September 2009 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Within 3 calendar months of date of this permission the entirety of the panelling, support posts and access gates hereby permitted shall be stained in accordance with details and a schedule of the staining method which shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 25th November 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/09/0744/FULL

INFORMATIVES

1. Subject to suitable staining of the panelling and gates, the enclosure of part of the side garden has no materially detrimental effect on the character and appearance of the street scene and/or highway safety. As such, the proposal complies with the Saved Worthing Local Planning Policies BE1, H16 and policies BE1 and CC6 of the South East Plan. In coming to this decision, the Local Planning Authority recognised the pergola structure was "permitted development" and, as such, did not form part of the proposal under consideration.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance.

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment

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.