Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0113/FULL

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

Mr Trevor E Unsted Ltd
RBS House
59-61 Sea Lane
Rustington
West Sussex
BN16 2RQ

PROPOSAL: Two storey side extension (Revised application following refusal of WB/10/0898/FULL)

LOCATION : 36 Ontario Close Worthing

DATE REGISTERED 10th February 2011

APPLICANT : Mr And Mrs G Gill

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]

Executive Head of Planning,
Regeneration and Wellbeing

Dated : 4th April 2011

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 No. 10/3758/1A.

   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 extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity and to comply with saved Local Plan Policy BE1.

4. The windows of the proposed extension shall match in all respects those within the existing building.

   Reason: In the interests of visual amenity and to comply with saved Local Plan policy BE1.

5. The curtilage area to the south of the extension hereby permitted shall be retained as open-plan garden.

   Reason: In the interest of visual amenity and to comply with saved Local Plan Policy BE1.

6. 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.

   Reason: In the interests of environmental protection and public safety.

INFORMATIVES

1. Reason for approval

   The proposed development satisfactorily addresses the earlier reason for refusing WB/10/0898/FULL and would not detract from the appearance of the recipient building or the character of the local environment. It 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, Submission Core Strategy Policy 16 and Policies CC1, CC6 and BE1 of the South East Plan 2009.

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WB/11/0113/FULL

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.