Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0120/FULL

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

Mr I Salter
AJ Salter & Son
50 Windsor Road
Worthing
West Sussex BN11 2LY

PROPOSAL: Construction of two double garages on existing parking bays

LOCATION : Garage block south west of 37 Montreal Way Worthing

DATE REGISTERED 4th March 2010

APPLICANT : Mr N Walford

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 8509:1A Titled GARAGES dated and deposited 15th March 2010 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.

2. The materials and finishes of the external walls and roof of the garage building hereby permitted shall match those on the existing adjoining garage building.

   Reason: In the interests of visual amenity.

Cont.....

[redacted]

Dated : 29th April 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The garage building hereby permitted shall not be occupied unless and until details of the installation of security lighting and the application of anti-climb paint onto the garage building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out on the building prior to its occupation, and maintained as such thereafter to the satisfaction of the Local Planning Authority.

   Reason: To ensure a secure design in the interests of crime reduction and the amenities of the locality including neighbours.

4. This permission relates to the drawing as listed below:-

   Drawing No. 8509:1A Titled GARAGES dated and deposited 15-03-2010

   Reason: For the avoidance of doubt.

INFORMATIVES

1. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H16, H18, TR9) and the South East Plan (CC1, CC6, BE1, T4).

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
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
T4 - Parking

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.