Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0921/FULL

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

Mr C Gibbs
30 Coleridge Close
Worthing
West Sussex
BN12 6LD

PROPOSAL: Erection of a single storey detached games room/gym in rear garden of property.

LOCATION : 12 Alfriston Close Worthing

DATE REGISTERED 2nd September 2008

APPLICANT : Mr S Ehssani

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 08/1786-1 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. Notwithstanding the submitted drawings, revised drawings accurately detailing the design and appearance of the south elevation shall be submitted and agreed in writing with the Local Planning Authority before works commence, or within such extended period as may be agreed in writing with the Local Planning Authority.

   Reason: In the interests of visual amenity.

[redacted]

Dated : 27th October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The facing and roofing materials shall match as closely as possible in type, colour and texture those on the existing building.

   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 in the north and west elevations of the extension 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 structure shall only be for purposes incidental to the enjoyment of 12 Alfriston Close as a private dwelling.

   Reason: To safeguard the amenities of neighbouring properties.

INFORMATIVES

1. In the event that any unforeseen or unexpected archaeological discoveries are made during the works hereby approved, works should be suspended and the applicant should contact the County Archaeologist for advice on the need for any further investigation.

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 West Sussex Structure Plan 2001 – 2016 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

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development

   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.