Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0975/FULL

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

Mr Wayne Gander, MBIAT
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PROPOSAL: Erection of replacement porch to side elevation, conservatory to rear elevation and detached double garage to west of property.

LOCATION : 88 Greenland Road Worthing

DATE REGISTERED 6th August 2007

APPLICANT : Mr Heasman

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the revised site plan and drawing number WT/GR/01 Revision A deposited on 1st October 2007, 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 of the extensions hereby permitted shall match those on the existing dwelling.

   Reason: In the interests of visual amenity.

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Dated : 1st October 2007

Assistant Director (Planning Services)

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

3. The high level windows on the eastern flank elevation of the conservatory extension hereby permitted shall have a lower sill height of no less than 1.75 metres above finished floor level and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

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 eastern flank elevation of the conservatory 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 the adjoining property.

5. The existing trees, bushes and hedges in the south-western area of the proposal site (Buddleia, Sallow and Elder) shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences, for the duration of the development. They shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

6. The development hereby permitted shall not commence until trees and shrubs of a species and a density to be approved in writing by the Local Planning Authority have been planted along the western boundary of the site adjacent to Durrington Lane. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting, they shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: In the interests of visual amenity and of the environment of the development and for screening purposes.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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WB/07/0975/FULL

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Adopted West Sussex Structure Plan 2001 – 2016

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.