Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0324/FULL

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

ADCS Limited
16 Copthorne Hill
Worthing
West Sussex
BN13 2EH

PROPOSAL: Single storey rear/side extension.

LOCATION : 3 Milton Street Worthing

DATE REGISTERED 10th May 2010

APPLICANT : Mr And Mrs Boyce

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1204/P01 Rev. F Dated and deposited on 24th June 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.

Cont.....

Dated : 5th July 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The extension hereby permitted shall not be built out on site unless in strict accordance with the materials and finishes schedule detailed on the approved drawing no. 1204/PO1 Revision F and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), be retained in that manner thereafter to the satisfaction of the Local Planning Authority. In that regard, the material, texture, and finish of the walls of the extension shall match that of the existing building to which it is attached; the roof the extension shall be of slate matching the extension on the adjoining property (No 5 Milton Street); the roof lights shall be of conservation style; the French Doors shall be of timber; and the rainwater goods shall be reused existing cast iron rainwater pipes.

   Reason: In the interests of visual amenity and to preserve the established character and appearance of the Conservation Area.

3. 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 amenity in accordance with Planning Policy Statement 23: Pollution Control.

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 western flank elevation 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no part of the roof of the building hereby approved shall be used as a balcony or terrace, nor shall any access be formed to it unless it has been approved by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of the occupiers of adjoining property.

Cont.....

6. This permission relates to the drawings as listed below:-

Drawing No 1204/PO1 Revision F Titled EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS dated and deposited 24th June 2010.

Reason: For the avoidance of doubt.

INFORMATIVES

1. The proposed development would not detract from the local environment and preserves the established character and appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16, and H18) and the South East Plan (CC1, CC6, BE1, BE6) as well as the Worthing Borough Council Supplementary Planning Guidance for Extending and Altering Homes and allied Conservation Area Appraisals, 1997 and 1998.

2. This site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

3. 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

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
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.