Worthing Borough Council

Planning, Regeneration and Wellbeing

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

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0260/FULL

Details of Development
TWO STOREY EXTENSION TO EAST ELEVATION WITH 3 NO. DORMERS TO FIRST FLOOR AND EXTEND EXISTING ROOF LINE TO NORTH WALL OF PROPERTY. GARAGE AND UTILITY ROOM EXTENSION TO SOUTH ELEVATION AND CONVERSION OF EXISTING GARAGE INTO HABITABLE ROOM. CONSERVATORY TO EAST ELEVATION AND INTERNAL ALTERATIONS. (RESUBMISSION OF WB/10/0602/FULL).

Location of Development
64 SULLINGTON GARDENS WORTHING WEST SUSSEX BN14 0HS

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 30th March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
12/07/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Worthing Core Strategy Policy 16, saved Policies H16 and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6 and BE1.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. 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. 5109:2B Titled LOCATION PLANS dated and deposited 16-06-2011
Drawing No. 5109:5A Titled EXTENSIONS & ALTERATIONS REVISED SCHEME dated and deposited 16-06-2011

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.*

04. Notwithstanding the submitted drawings, the garage extension roof is not approved and no development on the site shall commence unless and until revised scaled drawings have been submitted to and approved in writing by the Local Planning Authority showing an amended roof design to the garage extension. The development hereby approved shall not be built out on the site unless in strict accordance with those approved details.

Reason: *In the interests of visual amenity to comply with Policy 16 of the Worthing Core Strategy.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in either side elevation of the development hereby permitted without the prior permission of the Local Planning Authority.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

06. The first floor windows in either side elevation of the development hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Borough Environmental Team:-

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