Worthing Borough Council

Planning, Regeneration and Wellbeing

ADCS Ltd
16 Copthorne Hill
Worthing
West Sussex
BN13 2EH

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0201/FULL

Details of Development
PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION.

Location of Development
12 SHERMANBURY ROAD WORTHING WEST SUSSEX BN14 7HR

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 11th 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
09/06/2011

Worthing Borough Council

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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, the saved Policies of the Worthing Local Plan H16 and H18 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:-

Drawing No. 1222/P02 Rev B Titled EXISTING AND PROPOSED FLOOR PLANS & ELEVATIONS dated and deposited 25-05-2011

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 Submission Core Strategy.*

04. 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 the west elevation of the extension.

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

05. The flat roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Environmental Health 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.