Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr S Watts
Crescent Designs
Columbia House
Columbia Drive
Worthing
West Sussex
BN13 3HD

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0003/FULL

Details of Development
GROUND FLOOR FLAT ROOF EXTENSION TO PROVIDE A GARDEN ROOM FOR NO 15 SEAFIELD AVENUE (1ST FLOOR FLAT) AND A SINGLE STOREY REAR CONSERVATORY TO SERVE THE GROUND FLOOR FLAT.

Location of Development
15 SEAFIELD AVENUE WORTHING WEST SUSSEX BN12 4NJ

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 21st January 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
08/06/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment, including the impact upon flood risk, and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Worthing Core Strategy Policies 15 and 16, the 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:-

Drawing No. 10034/05 Rev A Titled SITE LOCATION & BLOCK PLANS dated and deposited 25-05-2011
Drawing No. 10034/04C Titled PROPOSED ELEVATIONS dated and deposited 25-05-2011
Drawing No. 10034/03C Titled PROPOSED PLANS dated and deposited 25-05-2011

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

03. No development approved by this permission shall take place unless and until details of a sustainable scheme for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built out on site unless in strict accordance with those approved details and once fully completed out the scheme shall be retained in full operational capacity in accordance with the manufacturer's specification at all time thereafter to the satisfaction of the Local Planning Authority.

Reason: *To avoid an exacerbation of flooding in an area identified at risk in accordance with the guiding principle of PPS25 and Worthing Core Strategy Policy 15.*

04. The development hereby permitted shall only be carried out in accordance with the following mitigation measures contained within it:-

The finished floor level of the habitable accommodation hereby permitted shall be set no lower than the existing levels of the dwellinghouse building.

All electrical sockets and associated electrical points shall be installed above flood level.

Reason: *To avoid an exacerbation of flooding in an area identified at risk accordance with the guiding principle of PPS25 and Worthing Core Strategy Policy 15.*

05. The external walls and roofs of the extension hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.

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

06. The extension hereby permitted shall not be occupied unless and until the enlarged garden plot to serve the occupiers of the ground floor flat has been demarked out on site by close boarded fencing at a height of at least 1. 8 metres which shall be erected on site in accordance with the plans hereby approved. The fencing so installed shall be retained on the site at all times thereafter to the satisfaction of the Local Planning Authority.

Reason: *In the interests of amenity of current and future occupiers of the ground floor flat.*

07. The high level windows in the side (south) elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

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

08. 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 southern side flank of the extension.

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

09. The flat roof area of the extension hereby permitted shall not be used as a roof terrace, balcony, or similar amenity purpose without the prior permission of the Local Planning Authority.

Reason: *In the interests of residential amenity to safeguard the privacy of the neighbours.*

Informatives / Notes to Applicant

01. The applicant should be aware 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.