Worthing
BOROUGH COUNCIL

Awarded for excellence

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/08/0241/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Construction of a single storey rear extension.

LOCATION : 71 Offington Avenue Worthing

DATE REGISTERED 5th March 2008

APPLICANT : Mr Amos

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/375/02 Revision A, deposited on 5th March 2008, 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 extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 30th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. 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 the adjoining property, No. 73 Offington Avenue.

4. The lower sill height of the high level window on the western flank elevation of the extension hereby permitted shall be at least 1.75m above finished floor level and 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, No. 73 Offington Avenue.

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.

INFORMATIVES

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 West Sussex Structure Plan 2001 – 2016 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

**Saved West Sussex Structure Plan Policies 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.