Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0234/FULL

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

Caldotec Ltd
41 Willowhayne Avenue
East Preston
West Sussex
BN16 1PL

PROPOSAL: Erection of conservatory to rear elevation. Installation of detached garage in north west corner of rear garden and creation of new 'in' and 'out' drive to front of property. (Re-submission of previously withdrawn application WB/07/1210/Full).

LOCATION : 85 Manor Road Worthing

DATE REGISTERED 4th March 2008

APPLICANT : Mr T Allcock

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 6266 02 deposited on 4th 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.

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Dated : 29th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not be commenced or brought into use until provision has been made within the site in accordance with details of a Sustainable Urban Drainage System, which shall include soft landscaping and porous surface materials for the driveway and parking areas, to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway and to reduce the potential for flooding.

   Reason: In the interests of highway safety, the environment and visual amenity and in accordance with PPS1: Delivering sustainable development and PPS25: Development and flood risk.

3. The development hereby permitted shall not commence unless and until the precise details of works to the flint front boundary wall, to include details of recycling of materials and the re-siting of existing brick piers, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details and the resulting boundary wall shall neither be altered nor removed without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and in order to safeguard the flint boundary wall which is intrinsic to the historic character and appearance of the Heene Conservation Area and to protect the setting of the Local Interest Building, No. 85 Manor Road.

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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
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.