Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0475/FULL

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

Mr C Moore - Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

PROPOSAL: Proposed two storey side extension and single storey front extension.

LOCATION : 81 Wiston Avenue Worthing

DATE REGISTERED 2nd May 2008

APPLICANT : Mr P Lewis

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in revised plans received 19th June 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 and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont...

Dated : 23rd June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The proposed windows in the first floor rear elevation of the extension hereby approved shall be installed in obscure glazing with fanlight openings only with a cill height 1.6 metres above finished internal floor level.

   Reason: To avoid overlooking of No. 12 Watersfield Road.

4. 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 any 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 adjoining properties.

INFORMATIVES

1. This development is considered to have no unacceptable neighbour impact. There was concern about the design and mass of the side extension in terms of its impact on the pair of semi detached properties and the openness of the corner. However, given the recent approval for a similar extension at No. 83 Wiston Avenue and its subsequent build, it is felt that the corners may be rebalanced with this development. The porch is large but is not dissimilar to that built at No. 83: a similar sized porch could also be added under permitted development. In the circumstances it is considered that insufficient harm is caused to justify a refusal in this case.

2. 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

CH1 - Character
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.