Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0458/FULL

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

Mr Wayne Gander, MBIAT
98 Durrington Lane
Worthing
West Sussex BN13 2RQ

PROPOSAL: Conversion of garage into habitable room and single storey extension to garage and house to rear.

LOCATION : 15 Harlech Close Worthing

DATE REGISTERED 29th April 2008

APPLICANT : Mrs U Karim

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site plans, un-numbered existing plans and Drawing No. WT/HC/01 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. 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 east elevation of the garage 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.

Dated : 23rd June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The windows of the proposed altered garage front elevation shall match in all respects those within the existing house

   Reason: In the interests of visual amenity.

4. 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.

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
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.