Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0118/FULL

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

Mr Paul Collins
PPC Planning & Property Consultants Ltd
Forum House
Stirling Road
Chichester
PO19 7DN

PROPOSAL: Alterations and front roof extension to provide first-floor accommodation.

LOCATION : 12 Hazelhurst Crescent Worthing

DATE REGISTERED 15th February 2011

APPLICANT : Mr & Mrs Glyn Hydes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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.

Cont.....

[redacted]

Dated : 12th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.
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2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- Drawing(s) 17.2010/01, 17.2010/02, 17.2010/03 17.2010/04, 17.2010/05.

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

3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour, bond and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property in accordance with Saved Worthing Local Plan H18.

4. The rooflight windows in the side roof slopes hereby permitted shall be obscure glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the rooflight window is installed) 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 prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.

INFORMATIVES

1. Reason for approval

Having regard to the variety of form in the immediate vicinity of the site, it is considered the proposed development which retains a visual relic of the original hipped roof would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the 'saved' Worthing Local Plan (BE1, H16, H18), the South East Plan (CC1, CC6, BE1) and Submission Core Strategy (16).

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.