Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0127/FULL

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

Mr Carl Heaysman
48 Phrosso Road
Worthing
West Sussex
BN11 5SL

PROPOSAL: Amendments to approved single storey rear extension - WB/07/0123/FULL refers and detached replacement garage/store to side.

LOCATION : 48 Phrosso Road Worthing

DATE REGISTERED 13th February 2008

APPLICANT : Mr Carl Heaysman

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Layout Plan; Elevations 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.

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Dated : 19th March 2008

Assistant Director (Planning Services)

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

2. The single-storey extension shall be constructed fully in accordance with the height details approved under Condition 2 of Planning Permission WB/07/00123/FULL (namely, 2.7 metres in height on the house wall, reducing to 2.65 metres at its outer point, and measuring 4.5 metres deep by 6.1 metres wide), as shown on the submitted plan, hereby permitted, and, further, it shall be completed to match the external finishes of the building.

   Reason: To safeguard the amenities of the adjoining property, No. 46 Phrosso Road, and in the interests of visual amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no windows shall be formed in the east elevation of the rear extension, which adjoins the boundary with No. 46 Phrosso Road, 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.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

2. The applicant's attention is drawn to the provisions of the Party Wall Act 1996. This Act requires them to inform their neighbour and obtain their consent for any works which may affect the party wall. Further advice is contained in a booklet entitled "The Party Wall Act 1996 Explanatory Booklet". A copy is available from the Council on request.

   The applicant may also be able to obtain further advice from the following organisations:

   - The Royal Institute of Chartered Surveyors (Tel: 020 7222 7000)

   - Architecture and Surveying Institute (Tel: 01294 444505)

   - DETR Free Literature (Tel: 0870 1226 236)

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3. The applicant is advised that no part of the approved replacement garage and store, or any works in connection with the construction thereof, hereby permitted, may encroach over or overhang the boundary of the site with Nos. 30 and 32 George V Avenue to the west, except with the prior permission of the Local Planning Authority in an application on that behalf.

4. 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
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.