Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1502/FULL

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

Mr and Mrs Vieru
51 Lansdowne Road
Worthing
West Sussex
BN11 5HB

PROPOSAL: Proposed two storey side extension to west elevation.

LOCATION : 51 Lansdowne Road Worthing

DATE REGISTERED 24th December 2007

APPLICANT : Mr and Mrs Vieru

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in proposed floor plans/elevations Revision 4, 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. A distance of not less than 2.5 metres shall be retained between the west side wall (not the chimney) of the two storey side extension hereby permitted and the site boundary with Lansdowne Close.

   Reason: In the interests of visual amenity and for the avoidance of doubt.

Cont.....

[redacted]

Dated : 18th February 2008

Assistant Director (Planning Services)

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

3. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension, to include precise details of the timber boarding and/or tile hanging, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials and details.

   Reason: In the interests of visual amenity.

4. Prior to its demolition the existing chimney breast (and stacks) on the west side of the dwelling shall be surveyed and a record made of its detailed design and construction. The construction of the proposed replacement chimney (and stacks) shown on the approved drawings shall not commence unless and until precise details of its design, materials and construction have been submitted to and approved in writing by the Local Planning Authority. Thereafter the replacement chimney breast (and stacks) shall be carried out in accordance with the agreed details.

   Reason: In the interests of visual amenity.

5. The windows of the proposed extension shall match in all respects the materials, external finishes and colour of those within the original dwelling.

   Reason: In the interests of visual amenity.

6. The roof of the extension hereby permitted shall be completed to include exposed rafter feet to match the external finish and appearance of those on the original house.

   Reason: In the interests of visual amenity.

7. The first-floor windows in the west elevation of the extension hereby permitted shall be obscure-glazed 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 protect the amenities and privacy of the occupiers of the adjoining property.

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8. No development, including site works of any description, shall take place on the site unless and until all the preserved sycamore tree (No.14 of 2005) to be retained on the site, has been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around the tree at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the area so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such area. If any trenches for services are required in the fenced off area, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

9. This permission relates to the amended plans submitted on 8 February 2008; and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
LOC1 - Locational strategy

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.