Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1499/FULL

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

Mr Paul Bouch
6 Church Walk
Worthing
West Sussex
BN11 2LH

PROPOSAL: Proposed single-storey rear extension and detached building in rear garden to form new home office (replacing existing garage).

LOCATION : 6 Church Walk Worthing

DATE REGISTERED 24th December 2007

APPLICANT : Mr Paul Bouch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 10(200) and 10(201), 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 of the single-storey rear extension (including the re-built section of boundary wall) shall be completed to match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

[redacted]

Dated : 4th February 2008

Assistant Director (Planning Services)

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

3. The development of the detached garden building 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 building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed in accordance with the agreed details.

   Reason: In the interests of visual amenity.

4. The detached garden building hereby permitted shall not be occupied at any time as a separate unit of living accommodation or used for purposes other than incidental to the enjoyment of 6 Church Walk as a private dwelling.

   Reason: To safeguard the amenities of neighbouring residents.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the east side elevation of the single-storey rear extension, or the south elevation of the detached garden building 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. The applicant is advised that the development hereby permitted, should only take place on land within the applicant's ownership and that no part of the single-storey rear extension, or the detached home office building (including any eaves, soffit or guttering), should encroach onto the adjoining properties.

2. For clarification, it is emphasised that this permission is for use of the detached garden building as a home office incidental to the domestic use of No. 6 Church Walk as a single dwelling, and does not confer approval of any material change of use of the property.

3. 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

Cont.....

WB/07/1499/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
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.