Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Simon Wrigley
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27a Goring Road
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Worthing
West Sussex
BN12 4AR

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0198/FULL

Details of Development
PROPOSED GARAGE AND GARDEN ROOM - RESUBMISSION OF WB/10/0907/FULL

Location of Development
25 BROOKLYN AVENUE WORTHING WEST SUSSEX BN11 5QH

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 11th March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/05/2011

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The revised proposal would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved Policies BE1, H16, H18 and TR9 of the Worthing Local Plan and the South East Plan CC1, CC6, BE1 and T4.

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 1 Title: Existing and Proposed ground floor plans Date received: 11/3/11
Drawing No: 2 Title: Block/Roof Plan @ 1:500 Date received: 11/3/11
Drawing No: 3 Title: Site Plan @ 1:1250 Date received: 11/3/11

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

02. The development shall only be used for domestic purposes incidental to the enjoyment of the dwelling known as 25 Brooklyn Avenue and not for any separate residential use or for any industrial, commercial or business use.

Reason: *To protect the living conditions of occupiers of neighbouring properties in accordance with saved Local Plan Policy H18.*

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the south elevation or southern roofslope of the building.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*