Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr G F Dixon
19 Derwent Drive
Goring By Sea
Worthing
West Sussex
BN12 6LA

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0189/FULL

Details of Development
CONVERSION OF EXISTING GARAGE BLOCK TO RESIDENTIAL, TO BE USED IN CONJUNCTION WITH EXISTING DWELLING.

Location of Development
NEPCOTE CHASE LINKS ROAD WORTHING WEST SUSSEX BN14 9QY

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 7th 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
17/05/2011

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detract from highway safety. It would consequently not conflict with saved Policies BE1, H16, H18, TR9 of the Worthing Local Plan, Policy 16 of the Worthing Core Strategy and Policies CC1, CC6 and BE1 of the South East Plan.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plan except as where specified in any other condition attached to this permission:-

Drawing 1730 dated 17/02/2011.

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

03. 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: *In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy and saved Policy BE1 of the Worthing Local Plan.*

04. 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 side wall of the building.

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

05. The first-floor window in the west elevation of the building (replacing the existing door) 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 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.*

06. The existing external stairs and first-floor door on the west side of the building shall be removed prior to occupation of the accommodation hereby permitted.

Reason: *In the interests of amenity and to comply with saved Policy H18 of the Worthing Local Plan.*

07. The conversion of the outbuilding hereby permitted shall not be occupied at any time as a separate unit of residential accommodation or other than for purposes ancillary to the use of Nepcote Chase as a single dwelling house.

Reason: *To ensure that a separate unit of accommodation is not created as this would not be acceptable to the Local Planning Authority.*

08. Notwithstanding the provisions of Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended) the curtilage of the existing single dwelling shall not be sub-divided and the existing in and out access arrangement shall be retained at all times to serve both Nepcote Chase and the ancillary accommodation hereby permitted.

Reason: *To ensure a separate unit of accommodation is not created as this would not be acceptable to the Local Planning Authority, and in the interests of visual amenity to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*