Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0623/FULL

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

Martin Critchell Architects
Metro House
Northgate
Chichester
West Sussex
PO19 1BE

PROPOSAL: Construction of a single storey extension to the north elevation to form communal sun room.

LOCATION : The Hurst Nursing Home 1 Mill Road Worthing

DATE REGISTERED 19th July 2010

APPLICANT : The Lotus Care Group

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 002, 003 and 004 dated and deposited on 19th July 2010 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 five 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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[redacted]

Dated : 13th September 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall only be built out in conformity with the drawings listed below:-

Drawing No. 002 entitled Existing & Proposed Elevations dated and deposited 19th July 2010;
Drawing No. 003 entitled Existing & Proposed Floor Plans dated and deposited 19th July 2010; and
Drawing No. 004 entitled Section A-A Site Plan Location Plan dated and deposited 19th July 2010.

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

3. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls, roof, rainwater goods, and the glazing and windows (which shall be of painted timber) of the extension hereby permitted 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 finishes.

Reason: In the interests of visual amenity, the special interest of the local list building, and the established character of the Conservation Area.

4. If during development, any visible contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Reason: In the interests of amenity in accordance with Planning Policy Statement 23: Pollution Control.

5. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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INFORMATIVES

Reason for approval

1. The proposed development 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 not detrimentally impact upon the special interest of the local list building and would preserve the established character and appearance of the Conservation Area. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan BE1, H14, H18, and RES7.

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.