Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0019/FULL

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

Mr W Gander
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PROPOSAL: Dormer window to side (south) elevation together with single storey extensions to side/rear elevations and associated elevational alterations.

LOCATION : 23 Alfriston Road Worthing

DATE REGISTERED 10th January 2011

APPLICANT : Mr N MacKenzie

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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.

Cont.....

[redacted]

Dated : 8th March 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

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

   Location Plan at 1:1250, Site plan at 1:500, Roof Plan at 1:200, Existing Details 01 and 02 and Proposed Details 03A and 04A.

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

3. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

4. The proposed ground floor north side window shall be installed in obscure glazing and shall be non-openable below a height of 1.7 metres from finished internal floor level and retained as such.

   Reason: In the interest of neighbour privacy and in accordance with saved Worthing Local Plan Policies BE1 and H18.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the side elevations of the extensions 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.

6. The new dormer window shall be installed in obscure glazing and non-opening below a height of 1.7 metres, measured from finished internal floor level and retained.

   Reason: In the interest of neighbour privacy and in accordance with saved Worthing Local Plan Policies BE1 and H18.

INFORMATIVES

1. 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. It would consequently not conflict with the saved Policies RES7, BE1, H16 and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6 and BE1.

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.