Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Kit Vincent
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PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0048/FULL

Details of Development
DEMOLITION OF EXISTING LEAN-TO STRUCTURE AND ERECTION OF NEW SINGLE STOREY GARDEN ROOM TO WEST ELEVATION. (53 AND 53A RICHMOND ROAD). (REVISED PROPOSAL).

Location of Development
53 RICHMOND ROAD WORTHING WEST SUSSEX BN11 4AF

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 10th February 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
29/06/2011

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The proposed extension would preserve or enhance the character and appearance of the Conservation Area and would not be harmful to the character of this Local Interest Building. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or the streetscene and without detraction from highway safety. It would consequently not conflict with the relevant saved Policies H16, H18 and TR9 of the Worthing Local Plan, South East Plan Policies CC1, CC6, BE1, BE6 and T4, Core Strategy Policy 16, the Winchester Road Conservation Appraisal and Planning Policy Statement 5: Planning and the Historic Environment.

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 plans:-

Drawing No:11.2200 Title: Location Plan Date received: 10/2/11
Drawing No: 11.2200/1B Title: South Elevations, Roof Plan, Site Layout, Location Plan Date received: 26/5/11
Drawing No: 11.2200/3B Title: Plan and Elevations as proposed
Date Received: 26/5/11
Drawing No: 11.2200/2 Title: Plan and Elevations as Existing
Date Received: 10/2/11

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

03. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks 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: *The site has the potential to contain contaminated material and suitable precautions are required in the interest of health and safety in accordance with Saved Worthing Local Plan Policy RES7.*