Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr S Brodrick
102 Haynes Road
Worthing
West Sussex
BN14 7LA

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0242/FULL

Details of Development
PROPOSED EXTENSION TO REAR OF EXISTING GARAGE

Location of Development
31 WEST AVENUE WORTHING WEST SUSSEX BN11 5LT

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 23rd 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
27/06/2011

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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. It would consequently not conflict with Worthing Core Strategy Policies 15 and 16, saved Policies H16 and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6, BE1 and NRM4.

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.*

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

Drawing No 15/10/32 05A Titled Location Plan and Block Plan dated and deposited 23-03-2011
Drawing No. 15/10/32 01A Titled Proposed Elevations dated and deposited 23-03-2011
Drawing No. 15/10/32 04A Titled Ground Floor Plan (Proposed) dated and deposited 23-03-2011
Drawing Titled ADDITIONAL PLANS West Elevation dated and deposited 05-06-2011

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

03. The external materials and finishes of the extension hereby permitted shall be completed to match in design, colour 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 Submission Core Strategy.*

04. The external finish of the entirety of the south elevation of the extension hereby permitted shall be of a smooth render painted white unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of the amenities of nearby residents to comply with saved Worthing Local Plan Policies H16 and H18.*

05. 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 side wall of the extension hereby permitted.

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

06. The extension hereby permitted shall not be built out on site or occupied unless in full and strict accordance with the following flood mitigation measures -

The finished floor level of the extension hereby permitted shall be set no lower than the existing floor level of the garage to which it would be attached.

All electrical power points and switching within the extension hereby permitted shall be positioned at least 1 metre above the finished floor level of the extension.

No part of the extension hereby permitted shall at any time be used as a habitable room.

Reason: *To reduce risk of flooding and in the interests of the safety of the occupants having regard to Worthing Core Strategy Policy 15 and PPS25.*

07. 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 part of the roof of the extension hereby permitted shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

Reason: *To prevent overlooking and to comply with Saved Worthing Local Plan Policies H16 and H18.*

08. The extension hereby permitted shall be occupied solely for the purposes of the parking of domestic vehicles and private storage incidental to the occupation and enjoyment of the occupiers of No. 31 West Avenue as a dwelling and shall not be used as a separate unit of accommodation.

Reason: *To accord with Saved Worthing Local Plan Policies H16 and H18 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings to accord with Worthing Core Strategy Policy 16.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from the Borough Environmental Health team:-

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.