Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0116/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Alterations including new window with Juliet balcony (rear elevation); extension to roof (front elevation); construction of side dormer (south roof slope) and single storey rear extension.

LOCATION : 75 Hayling Rise Worthing

DATE REGISTERED 11th February 2011

APPLICANT : Mr A Hudson

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.

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[redacted]

Dated : 6th April 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:-

   Un-numbered location/site plan
   Un-numbered block plan
   Drawing 09/540/01-B
   Drawing 09/540/02-B

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

3. The dormer windows on the south elevation of the extension hereby permitted shall be obscure glazed and non-opening below 1.7 ms above finished floor levels and they 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 protect the amenities and privacy of the occupiers of the adjoining property in accordance with saved Worthing Local Plan Policies H16 and H18.

4. 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 upper floors of the southern or western elevation of the front extensions or dormer 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 in accordance with saved Worthing Local Plan Polices H16 and H18.

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

   Reason: In the interests of visual amenity in accordance with saved Worthing Local Plan Policies H16 and BE1.

INFORMATIVES

1. 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.

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2. The application has been considered in the light of the saved Policies BE1, H16 and H18 of the Worthing Local Plan, national policy in the form of Planning Policy Statement: 1 Delivering Sustainable Development; PPG13: Transport; and Planning Policy Statement 3: Housing and Worthing Borough Council Supplementary Planning Guidance: Household extensions and all other material considerations. Whilst the quality of design in the front roof extension does not achieve that of the previous planning permission and the side dormer is obtrusively large and bulky, the development would not unacceptably detract from the local environment to the extent that it warrants refusal, bearing in mind the fall back position under Permitted Development and the existing appearance of the property. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would not harm access and parking. It is therefore acceptable.

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.