Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0297/FULL

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

Mr and Mrs C Farley
140 New Road
Worthing
West Sussex
BN13 3HS

PROPOSAL: Construction of a conservatory to rear elevation.

LOCATION : 140 New Road Worthing

DATE REGISTERED 17th March 2008

APPLICANT : Mr and Mrs C Farley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Plan No. 90308 deposited on 17th March 2008, 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 three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

   Reason: In the interests of visual amenity.

Cont.....

Dated : 12th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. 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 southern flank elevation of the extension 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.

4. Notwithstanding the drawings submitted the development hereby permitted shall not commence unless the height of the roof of the conservatory has been reduced in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

   Reason:- In order to safeguard the residential amenities of neighbouring occupiers.

INFORMATIVES

1. Despite exceeding a depth of 3 metres the conservatory extension hereby permitted is considered acceptable by reason of its siting to the north side of the adjoining semi-detached home and, subject to compliance with condition 4, the overall height of the resulting building will not be substantially higher than the existing common boundary and fence.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   Saved West Sussex Structure Plan Policies 2001 – 2016

   DEV1 - High Quality Development

   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.