Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Chris Barker
DMH Stallard
Gainsborough House
Pegler Way
Crawley
West Sussex
RH11 7FZ

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0178/FULL

Details of Development
PROPOSED FIRST FLOOR SIDE AND SINGLE STOREY REAR EXTENSIONS. REVISIONS TO APPLICATION REFUSED UNDER REFERENCE WB/10/0896/FULL.

Location of Development
9 CISSBURY DRIVE WORTHING WEST SUSSEX BN14 0DT

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 24th 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
19/05/2011

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SCHEDULE

Reasons for Granting Permission

01. The additional bulk and mass of the first-floor extension in relation to the site boundary would interrupt the pattern of existing surrounding development and would result in a less spacious feel to development in this part of Cissbury Drive. However, the impact is alleviated in streetscene terms by the separation distance between the proposed first-floor extension and the flank wall of the No.11, and the forward position of the latter within the street such that the proposed development would not appear excessively crowded or out of keeping within the wider suburban context as to warrant refusal on visual amenity grounds alone. Subject to safeguarding conditions, it is considered the proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with saved Policies H16 and H18 of the Worthing Local Plan, Worthing Core Strategy policy 16 and Policies CC1, CC6 and BE1 of the South East Plan.

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 except as where specified in any other condition attached to this permission:- location plan BP/MM8; block plan BP/MM8B; existing floor plans BP/MM1/A; proposed floor plans BP/MM2/A; front elevation BP/MM3/A; rear elevation BP/MM4/A; side elevation BP/MM5/A, eaves detail BP/MM9; BP/MM6/A - BP/MM7/A.

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

03. The external walls and roof(s) of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, be completed to match those of the existing building.

Reason: *In the interests of visual amenity and to comply with Policy 16 of the Worthing Submission Core Strategy.*

04. The first-floor window in the rear (west) elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

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

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 north side wall of the extension.

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

06. 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: *In the interests of environmental protection and public safety.*