Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr J Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/10/0994/FULL

Details of Development
SINGLE STOREY REAR EXTENSION TO PROVIDE W.C. AND STORE.

Location of Development
3 DOWNLANDS PARADE WORTHING WEST SUSSEX BN14 9JH

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 16th 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
17/05/2011

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Worthing Borough Council

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant Worthing Core Strategy Policies 6, 7, 8, 9, 16, 17, 18 and 19, saved Policies BE1, H16, H18, RES7, TR9, H13 and S13 of the Worthing Local Plan and the South East Plan Policies SP1, SP3, CC1, CC6, BE1, H1, H4, H6, NRM10, BE2, BE3 and T4.

Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission except as where specified in any other condition attached to 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:-

Drawing No. JW/10/044 titled REAR EXTENSION dated and deposited 16-02-2011 (excluding GROUND FLOOR PLAN)
Drawing titled PLAN OF GARDEN AREA dated and deposited 30-03-2011

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 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 Worthing Core Strategy 16 and saved Policy BE1 of the Worthing Local Plan.

04. 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 and/or openings shall be inserted into the flank walls of the extension hereby permitted without the prior permission of the Local Planning Authority.

Reason: In the interests of amenity and the environment having regard to saved Policies BE1 and H18 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.

05. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties in accordance with saved Worthing local Plan Policy H18.

06. Notwithstanding the submitted plans the extension hereby permitted shall not be occupied unless and until boundary treatment enclosing the entirety of the lawn area and the new entry gate to the first floor flat have been erected out on site in accordance with details (including the treatment's height, materials and finishes) submitted to and approved in writing by the Local Planning Authority. The boundary treatment and gate so agreed shall remain in situ at all times thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure provision of suitably private outdoor amenity space for the occupiers of the first floor flat to safeguard their residential amenities in accordance with Worthing Core Strategy Policy BE1, saved Worthing Local Plan Policy H18 and South East Plan Policies BE1, CC1 and CC6.

07. The extension hereby permitted shall not be occupied unless and until the cycle storage for staff employed by the commercial operator has been provided out on site in accordance with the approved plan and made available for the commercial operator's use. This storage space shall be retained and used solely for the storage of bins for the commercial operator at all times thereafter.

Notwithstanding the submitted plan. a revised plan shall be submitted to and approved in writing by the local planning authority showing additional adequate covered safe and secure cycle storage for the occupiers of the first floor flat within the private entry corridor to the first floor flat. The extension shall not be occupied unless and until the storage space so agreed has been provided out on site and made available for the occupier's use. This storage space shall be retained and used solely for the storage of cycles at all times thereafter.

Reason: The position of the bike store on the submitted plan fails to provide occupiers of the first floor flat safe and secure cycle storage to encourage and provide for a sustainable non-car mode of transport in compliance with PPG13/PPS3 and having regard to Policy 19 of the Worthing Core Strategy.

08. The extension hereby permitted shall not be occupied unless and until the bin storage for the occupiers of the first floor flat has been provided out on site in accordance with the approved plan and made available for occupier's use. This storage space shall be retained and used solely for the storage of bins for the flat occupiers at all times thereafter.

Reason: In the interests of hygiene and the amenities of the occupiers of the first floor flat in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1 and South East Plan Policies BE1, CC1 and CC6.

09. The extension hereby permitted shall not be occupied unless and until the trade waste storage has been provided out on site in accordance with approved plan and made available for use by the commercial operator. This storage space shall be retained and used solely for the storage of trade waste at all times thereafter, with. no trade waste stored outside of the commercial premises within the application site other than within this storage space.

Reason: In the interests of hygiene and the amenities of the occupiers of the first floor flat and the amenities of the occupiers of the first floor flat in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policy BE1, and South East Plan Policies BE1, CC1 and CC6.

10. The extension hereby permitted shall not be occupied until the lawn area, water butt and rotary drier have been provided out on site in accordance with the approved plan, together with a composter, and made available to the occupier's use, and all these shall be retained on the site to serve the occupiers of the first floor flat at all times thereafter.

Reason: To safeguard the amenities of nearby residents and the amenities of the occupiers of the first floor flat in accordance with Worthing Core Strategy Policy 16, saved Worthing Local Plan Policies BE1 and South East Plan Policies BE1, CC1, CC6.

11. The extension hereby permitted shall not be occupied unless and until all the hard surfaces shown on the approved drawing have been constructed out on the site and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surfaces to a permeable or porous area or surface within the curtilage of the site.

Reason: To reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1 and Policy 15 of the Worthing Submission Core Strategy.

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing 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.