Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/1102/FULL

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

Mr Liam Conway
Trevellyan
Shirley Drive
Offington
Worthing
West Sussex
BN14 9AX

PROPOSAL: Demolition of existing garage and construction of new larger garage.

LOCATION : 22 Gorse Avenue Worthing

DATE REGISTERED 20th November 2008

APPLICANT : Mr Gary Allsop

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 0611/08 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the extension shall not be extended further or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual and residential ame[redacted]

Dated : 5th January 2009

Executive Head of Planning, Regeneration and Wellbeing

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

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

   Reason: In the interests of visual amenity.

4. The extension hereby permitted shall only be used for private garaging only or for purposes incidental to the enjoyment of the dwelling only, and for no other purpose; and preventing the subsequent alteration, adaptation or conversion of the garage into any form of habitable accommodation, except with the prior permission of the Local Planning Authority.

   Reason: In the interests of visual and residential amenities.

5. Before works commence, details of the construction, including the foundations, of the replacement garage, hereby permitted, in relation to the adjacent protected Wild Cherry tree (T3 under the Worthing Tree Preservation Order No. 44 of 1997) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the garage shall be constructed strictly in accordance with the agreed details.

   Reason: To prevent damage to the protected Cherry tree during construction works on the replacement garage, in the interests of visual amenity.

6. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

INFORMATIVES

1. Any root pruning required in connection with the proposed development should be cut cleanly at right angles to their direction of growth to avoid any permanent damage to the nearby protected cherry tree.

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:

Cont.....

WB/08/1102/FULL

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

CH1 - Character
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.