Worthing
BOROUGH COUNCIL

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/10/0030/FULL

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

John Andrews Limited
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PROPOSAL: Construction of a dormer roof extension and roof light on rear elevation in connection with the conversion of roof space above existing dental practice to provide additional office/storage facilities.

LOCATION : 3 Offington Lane Worthing

DATE REGISTERED 18th January 2010

APPLICANT : Offington Dental Care

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 497/01 Rev. A deposited on 4th March 2010 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.

Cont.....

[redacted]

Dated : 15th March 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan Policies BE1 and H18 and South East Plan Policies BE1 and CC6.

3. The rooflight hereby approved shall be of a conservation style and retained as such thereafter to the satisfaction of the Local Planning Authority.

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan Policies BE1 and H18 and South East Plan Policies BE1 and CC6.

4. This permission relates to the plans as submitted and amended by substitute plans dated 4th March 2010.

   Reason: For the avoidance of doubt.

INFORMATIVES

1. Reasons for Approval

   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. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1 and H18, TR9) and the South East Plan (SP3, CC1, CC6, RE3, RE6, T4, SCT3).

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Saved Worthing Local Plan Policies 2003**

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

**South East Plan 2009**

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
RE3 - Employment of Land Provision
RE6 - Competitiveness and Addressing Structural Economic Weakness
SCT3 - Management of Existing Employment Sites and Premises
SP3 - Urban Focus and Urban Renaissance
T4 - Parking

Cont.....

WB/10/0030/FULL

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.