Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0474/FULL

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

Mr R V Roberts
25 Downview Road
Worthing
West Sussex
BN11 4QN

PROPOSAL: Construction of part two and part single storey rear extension.

LOCATION : 5 Byron Road Worthing

DATE REGISTERED 14th July 2009

APPLICANT : The Christian Housing Trust

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 4220 and 4545 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 and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

[redacted]

Dated : 7th September 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. No approval is hereby granted for the use of the roof (of the single storey part of the extension hereby approved) as a balcony or for any form of recreational use by residents or others.

   Reason: To safeguard the amenities and privacy of neighbouring occupiers.

4. The windows in the north elevation of the extension hereby approved shall be permanently fitted with obscure glass and the lower panes of the first floor windows in this elevation shall be permanently fixed non-opening.

   Reason: To safeguard the amenities of the adjoining residential properties.

5. Notwithstanding the submitted drawings, revised drawings accurately detailing the design and appearance of the north elevation shall be submitted and agreed in writing with the Local Planning Authority before works commence, or within such extended period as may be agreed in writing with the Local Planning Authority.

   Reason: In the interests of visual amenity.

6. 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 public safety and environmental protection.

7. Details of the provision to be made for cycle storage shall be submitted to and agreed in writing with the Local Planning Authority before development commences or within such extended period as may be agreed in writing with the Local Planning Authority. The agreed facilities shall be provided before the extension is first brought into use and thereafter retained for cycle storage purposes only.

   Reason: To provide for alternative modes of transport.

8. The windows in the extension hereby approved shall be sliding sash, precise details of which at a scale of not less than 1:20 showing the design, appearance, profile etc of the windows shall be submitted to and agreed in writing with the Local Planning Authority before works commence, or within such extended period as may be agreed in writing with the Local Planning Authority.

   Reason: In the interests of visual amenity.

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INFORMATIVES

1. This planning permission does not include any alterations to the existing windows in the building. The installation of new or replacement windows to the existing building would require planning permission.

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

H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment
T4 - Parking

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.