Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0585/FULL

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

Mr A J G Standing
39 Hills Road
Steyning
West Sussex
BN44 3QG

PROPOSAL: Construction of attached garage with study at rear to replace existing garage.

LOCATION : 259 South Farm Road Worthing

DATE REGISTERED 2nd June 2008

APPLICANT : Mr Christopher Saunders

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. C665 and C665-1 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 development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

Dated : 28th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0585/FULL

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice.

2. You are hereby advised that this permission has been granted on the basis that the whole of the application site is within the ownership of the applicant in accordance with the terms of the Certificate made under Section 66 of the Town and Country Planning Act 1990 and submitted with this application. Should any part of the development hereby permitted fall outside of the land wholly within the applicant's control, you are advised to seek legal advice and consult the Planning Section who can provide advice.

3. 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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations

Saved West Sussex Structure Plan Policies 2001 – 2016

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.