Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0590/FULL

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

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT

PROPOSAL: Construction of two storey side and rear extensions.

LOCATION : 2 Hazelhurst Crescent Worthing

DATE REGISTERED 18th June 2008

APPLICANT : Mr Martin Ande

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01 and 02 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 as far as practically possible match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 11th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

NOTES TO ACCOMPANY GRANT OF FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the decision notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (The Planning Inspectorate is an Executive Agency in the Office of the Deputy Prime Minister).

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the General Development Procedure Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use he/she may be entitled to serve a notice on the Borough Council requiring that Council to purchase his/her interest in the land in accordance with the provision of Section 137 of the Town and Country Planning Act 1990.

3. In the case of permission being granted for a limited period only, if at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.

THIS DECISION IS ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND DOES NOT CONVEY ANY CONSENT OR APPROVAL WHICH MAY BE REQUIRED UNDER OTHER LEGISLATION INCLUDING THE BUILDING REGULATIONS

3. The rooflights in the south side roof slope of the extension hereby permitted shall be obscure glazed and non-opening and the windows in the rear elevation of the east-facing dormer shall be obscure glazed and non-opening except for a small top-hung opening window; and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the north and south elevations of the extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no part of the roof of the building hereby approved shall be used as a balcony or terrace, nor shall any access be formed to it unless it has been approved by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of the occupiers of adjoining property.

6. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of works to reduce and/or lift the crown of the nearby Ash tree located within 23 Central Avenue, which overhangs the site. Thereafter the agreed tree works shall be carried out prior to the commencement of the development.

   Reason: To ensure that the works to this prominent tree, which are necessary to accommodate the proposed extensions, are balanced and take place without significant harm to its appearance within the streetscene.

INFORMATIVES

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

Cont.....

WB/08/0590/FULL

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.