Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0250/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Proposed single storey extension to rear of property.

LOCATION : 33 Church Walk Worthing

DATE REGISTERED 23rd March 2009

APPLICANT : Mr McPherson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the location and block plan, Drawing 1 Proposed floor plans dated and deposited 22nd June 2009 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 (other than the east elevation wall) of the extension hereby permitted shall match in colour and texture those of the existing building.

   Reason: In the interests of visual amenity.

Cont.....

[redacted]

Dated : 22nd June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The east elevation wall of the extension hereby permitted shall be finished in smooth sand/cement render painted white and be maintained as such thereafter at all times to the satisfaction of the Local Planning Authority.

   Reason: To safeguard the amenities of the adjoining property.

4. The high level windows in the east elevation wall of the extension hereby permitted shall be all times be obscure glazed and maintained as such thereafter at all times to the satisfaction of the Local Planning Authority.

   Reason: To safeguard the amenities of the adjoining property.

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

   Reason: To safeguard the amenities of the adjoining property.

6. This permission relates to the amended plans dated and deposited on 22nd June 2009 and not to the plans originally submitted.

   Reason: For the avoidance of doubt.

7. 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 amenity in accordance with Planning Policy Statement 23: Pollution Control.

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

Cont.....

WB/09/0250/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

South East Plan

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

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.