Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0417/FULL

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

Mr J Cox
Taylor Cox Associated Limited
27A Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Erection of two single-storey extensions, to the side and rear of existing single dwelling, to provide a new kitchen.

LOCATION : 251 Goring Road Worthing

DATE REGISTERED 19th May 2010

APPLICANT : Mr and Mrs Sayer

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1028/01/Revision C 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 extensions, hereby permitted, shall be completed to match the white painted rendered walls and tiled roof slopes of the existing building.

   Reason: In the interests of visual amenity.

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Dated : 14th July 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or as subsequently amended, no windows or other openings shall be constructed in the east side wall/elevation of the single-storey side extension to the rear of the property hereby permitted, which adjoins the boundary with No. 249 Goring Road, 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 the adjoining property to the east, No. 249 Goring Road.

4. This permission relates to the revised plans - Drawing Nos. 1028/01/Revision C - submitted on 12th July 2010, and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVES

1. Reason for Approval

   The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved Policies of the Worthing Local Plan (BE1, H16 and H18) and Policy 16 of the Worthing Borough Council Core Strategy (April 2010).

2. 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. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

3. The applicant's attention is drawn to the provisions of the Party Wall Act 1996. This Act requires them to inform their neighbour and obtain their consent for any works which may affect the party wall. Further advice is contained in a booklet entitled "The Party Wall Act 1996 Explanatory Booklet". A copy is available from the Council on request.

   The applicant may also be able to obtain further advice from the following organisations:

   - The Royal Institute of Chartered Surveyors (Tel: 020 7222 7000)

   - Architecture and Surveying Institute (Tel: 01294 444505)

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- DETR Free Literature (Tel: 0870 1226 236)

4. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 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
H18 - Amenity of Residents

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.