Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0378/FULL

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

Mr P Jones
12 Arundel Road
Worthing
West Sussex
BN13 3EG

PROPOSAL: Retrospective application for the erection of a garage in front garden.

LOCATION : 12 Arundel Road Worthing

DATE REGISTERED 16th September 2008

APPLICANT : Mr P Jones

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION

INFORMATIVES

1. Whilst the Council accepts that the garage does project from the front elevation of the property and is on a raised brick platform that would under normal circumstances render the scheme unacceptable, on balance, the garage is well set back and screened by the access gates to the property, which are closed for the majority of the time, and by the existing large perimeter fence that was approved in 1999. In addition, the single garage is considered to be relatively modest in scale and conforms to the roof style of the main dwelling. The development is therefore not considered to be harmful to the visual amenities of the area and would be in keeping with the design of the existing dwelling.

Cont.

Dated : 20th October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

Furthermore, the garage is located approximately 1.5 metres from the side boundary with No. 10 Arundel Road, however, it is well screened by the existing side boundary fence and the existing boundary hedging which is considerably higher than the height of the erected garage. The development is not therefore considered to create any overshadowing or loss of light to the front elevation of the adjoining property and is not subsequently considered to be detrimental to the residential amenities of the adjoining property.

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 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

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.