Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0911/FULL

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

Thomas & Cavalli.
147a London Road
Sevenoaks
TN13 2UP

PROPOSAL: Erection of front porch, extension of existing front ramp with associated handrails, partial hardsurfacing of front garden to create additional off street car parking, alterations to first floor flank window on north elevation and demolition of chimney stack.

LOCATION : 83 Grand Avenue Worthing

DATE REGISTERED 31st July 2007

APPLICANT : Worthing and District Scope

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2660/2E, 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 match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 24th September 2007

Assistant Director (Planning Services)

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

3. Prior to any development of additional parking in the front garden details of proposed turning within the site to allow vehicles to leave in a forward gear shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be implemented prior to first use of the extended parking area.

   Reason: In the interest of highway safety.

4. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal for the extended hardsurface, to accord with BRE Digest 365, have been submitted to and approved in writing by the Local Planning Authority. The extended car park shall not be used until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR12 - Parking Design
TR13 - Vehicular Access Requirements

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.