Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/07/0896/FULL

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

David J Bennett
48 Reigate Road
Worthing
West Sussex
Bn11 5NE

PROPOSAL: Demolition of existing garage and construction of a detached building to provide annexe comprising living room and shower room.

LOCATION : 11 Hythe Road Worthing

DATE REGISTERED 3rd August 2007

APPLICANT : Mark Sundius-Smith

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 06/120/4A, 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 converted garage hereby permitted shall not be occupied at any time as a separate unit of accommodation or other than for purposes ancillary to the residential use of the dwelling known as 11 Hythe Road Worthing.

   Reason: To ensure that a separate unit of accommodation is not created which would not be acceptable to the Local Planning Authority in this particular case.

Cont...

Dated : 17th September 2007

Assistant Director (Planning Services)

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

3. Notwithstanding the submitted drawings, the development shall not commence unless and until details of the north elevation of the annexe have been submitted to and approved in writing by the Local Planning Authority and the development shall not be commence other than in full accordance with any such the approval.

   Reason: In the interest of visual amenity.

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 formed in the east elevation of the proposed annexe 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. 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.

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
BE2 - Materials and Detailing
H16 - Domestic Extensions and Alterations
H17 - Residential Annexes
H18 - Amenity of Residents
TR13 - Vehicular Access Requirements

**Adopted West Sussex Structure Plan 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.