Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0148/FULL

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

Mr Wayne Gander, MBIAT
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PROPOSAL: Single storey extensions to (west) side and rear elevations.

LOCATION : 4 Cradock Place Worthing

DATE REGISTERED 13th February 2008

APPLICANT : Mr & Mrs Schofield

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. WT/CP/01 and site and block plans deposited on 13th February 2008, 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 extensions hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 25th March 2008

Assistant Director (Planning Services)

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the east (flank) elevation of the rear extension hereby permitted 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.

4. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

5. No construction work shall be carried out on the site unless and until an operational plan has been submitted to and agreed in writing with the Local Planning Authority to demonstrate provision for the temporary parking of contractors' vehicles, the loading and unloading of vehicles and the storage of plant and materials associated with the building operations on the site can take place without blocking access to the adjacent shared drive and garages. Thereafter, the location for the parking of contractors' vehicles, loading and unloading, and storage of materials shall be carried out in accordance with the agreed plan throughout the period of construction work on the site.

   Reason: In the interests of highway safety and to minimise disruption to adjoining residential occupiers.

INFORMATIVES

1. In arriving at a decision the Local Planning Authority considered that the proposed extensions would not cause any significant visual harm to the local environment, or to the amenities of neighbouring properties.

2. The applicant is advised that the development, including the roof overhang, eaves, rainwater goods and opening windows should be wholly accommodated within the curtilage of the site, and that no part of the development should encroach or overhang the site boundary.

3. 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:

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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.