Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0216/FULL

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

Mr A King
Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP

PROPOSAL: Provide single part dormer window in place of two rooflights in west elevation of the coach house (plot 9 of planning permission WB/09/0756/FULL for redevelopment of site to provide 9 houses).

LOCATION : Woodlands Durrington Hill Worthing

DATE REGISTERED 17th March 2010

APPLICANT : J W Stratton Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5113/L (90) 003, 102 – A and 101 - A 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Cont.....

Dated : 12th May 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The half dormer windows on the west elevation of the coach house hereby permitted shall be obscure glazed above the central transom and they shall not subsequently be altered in any way without the prior consent 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 in accordance with Saved Worthing Local Plan Policy H18.

INFORMATIVES

Reasons for approval

1. The proposal harmonises with wider approved scheme in terms of design and subject to the condition imposed on obscure glazing the upper part of the dormer window safeguards neighbour and future occupier amenity. It accords with the relevant policies of the Development Plan and there are no other compelling material considerations which justify refusal.

2. This permission should be read in conjunction with the approved scheme WB/09/0756/FULL: Construction of 9 No. 2 and 3 bedroom houses together with associated car barns, car parking and landscaping. (Resubmission of planning application WB/09/0386/FULL Woodlands and Whitsend)

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
BE25 - Environmental Areas of Special Character
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC2 - Climate Change
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
CC7 - Infrastructure and Implementation
CC8 - Green Infrastructure

Cont.....

H1 - Regional Housing Provision 2006-2026
H2 - Managing the Delivery of the Regional Housing Provision
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM2 - Water Quality
NRM5 - Conservation and Improvement of Biodiversity
NRM7 - Woodlands
SCT1 - Core Strategy
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management
T4 - Parking
W2 - Sustainable Design, Construction and Demolition

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.