Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0072/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010

Mr M O'Brien
Lychgate
61 Church Road
Tarring
Worthing
West Sussex
BN13 1HG

PROPOSAL: Proposed two storey extension to the east side of the dwelling and single storey extension the west side.

LOCATION : 114 Offington Avenue Worthing

DATE REGISTERED 31st January 2011

APPLICANT : Mr J Dengate

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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.

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[redacted]

Dated : 7th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing Nos. JD/OA/01 Rev A, JD/OA/02 Rev A, JD/OA/03 Rev A, JD/OA/04, JD/OA/05 and JD/OA/06 Rev A.

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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.

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 constructed in the north elevation of the 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 adjoining properties.

5. The windows to the first floor on the north elevation of the extension hereby permitted shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. 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.

6. Prior to the commencement of the development hereby permitted, details of the method of construction of the first floor windows shown on the approved plans as 'breaking through' the eaves into the roof slope shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include elevations showing the projection of the windows from the roof slope and the manner of their construction. The extension shall thereafter be built in accordance with the approved details.

   Reason: In order to ensure that the windows to the first floor integrate satisfactorily with the existing building and to ensure that the development is not harmful to the character and appearance of the area.

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INFORMATIVES

1. Reason for approval

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved Policies BE1, H16 and H18 of the Worthing Local Plan, submission Core strategy Policy 16, and the South East Plan Policies CC1, CC6 and BE1.

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.