Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0334/FULL

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

Mr Maurice Ashenden-Bax
Ashenden-Bax Chartered Architect
Calcetto Cottage
Crossbush Lane
Crossbush
Arundel
West Sussex
BN18 9PQ

PROPOSAL: Construction of a two storey rear extension.

LOCATION : 36 Kingsland Road Worthing

DATE REGISTERED 10th May 2010

APPLICANT : Mr Rick Newby

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. rev. 10.1548.01 Titled SITE LOCATION PLAN dated and deposited 10th May 2010, Drawing No. rev. 10.1548.04 Titled SITE BLOCK PLAN dated and deposited 10th May 2010, Drawing No. rev: A 10.1548.03 Titled Part of House as Existing and as Proposed dated and deposited 10th May 2010 and Drawing No. rev: B 10.1548.03 Titled Part of House as Existing and as Proposed dated and deposited 24th June 2010 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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Dated : 25th June 2010

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

2. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: In the interests of amenity in accordance with Planning Policy Statement 23: Pollution Control.

3. The materials and finishes of the external walls 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 shall be constructed in the flanks 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. This permission relates to the drawings as listed below:-

   Drawing No. rev. 10.1548.01 Titled SITE LOCATION PLAN dated and deposited 10th May 2010
   Drawing No. rev. 10.1548.04 Titled SITE BLOCK PLAN dated and deposited 10th May 2010
   Drawing No. rev: A 10.1548.03 Titled Part of House as Existing and as Proposed dated and deposited 10th May 2010
   Drawing No. rev: B 10.1548.03 Titled Part of House as Existing and as Proposed dated and deposited 24th June 2010.

   Reason: For the avoidance of doubt.

INFORMATIVES

1. 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 of the Worthing Local Plan (BE1, H16, H18) and the South East Plan (CC1, CC6, BE1).

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2. 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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment

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.