Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1182/FULL

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

RSP Ltd
12 Osbourne Villas
Hove
East Sussex
BN3 2RE

PROPOSAL: Construction of a detached garage to rear of property.

LOCATION : 15 Seamill Park Avenue Worthing

DATE REGISTERED 11th October 2007

APPLICANT : Mr and Mrs Watts

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 02, 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 development, hereby permitted, shall not commence unless and until a schedule and samples of the external materials and finishes to be used for the proposed garage, together with those to be used for the construction of the proposed driveway to the garage, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 26th November 2007

Assistant Director (Planning Services)

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

3. The garage shall only be used for parking private vehicles or for purposes incidental to the enjoyment of No. 15 Seamill Park Avenue as a private dwelling.

   Reason: To safeguard the amenities of neighbouring properties.

4. The garage, hereby permitted, shall not be brought into use before details of the width and construction of the vehicular access onto Seamill Park Avenue from the property have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of highway safety.

5. The development, hereby permitted, shall not commence unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include details of all existing trees on the land and any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following completion of the development. Any trees or plants which, within a period of five years following completion of the development, die, become diseased or are removed, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval for any variation.

   Reason: To safeguard the visual amenities of the area and to safeguard the amenities of the occupiers of adjoining properties.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Cont.....

WB/07/1182/FULL

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.