Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Simon Wrigley
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Worthing
West Sussex
BN12 4AR

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0266/FULL

Details of Development
PROPOSED SCREENED ROOF TERRACE AREA OVER EXISTING GARAGE INCLUDING PROVISION OF TWO PAIRS OF FRENCH DOORS ONTO BALCONY. (RESUBMISSION OF WB/10/1051/FULL)

Location of Development
58 POULTERS LANE WORTHING WEST SUSSEX BN14 7TA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 31st March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
12/07/2011

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Worthing Borough Council

SCHEDULE

Reasons for Granting Permission

01. The proposed revised development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, including loss of light or overlooking. It would consequently not conflict with the saved Policies RES7, H16 and H18 of the Worthing Local Plan and the South East Plan Policies CC1, CC6 and BE1.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following revised plan:

Drawing No: 3 Title: proposed screened roof terrace area above existing double garage Date received: 24th June 2011

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

03. Prior to its erection further detail of the perspex screen, to a minimum 1:20 detail, shall be submitted in writing to the Local Planning Authority for approval. The detail shall include a sample indicating its thickness and level of opaqueness and also how it is to be framed. Only such details as approved shall be erected prior to first use of the terrace to be created and thereafter retained.

Reason: *To protect the living conditions of occupiers of 60 Poulters Lane and in the interest of the appearance of the area in accordance with saved Local Plan Policy H18 and Core Strategy Policy 16.*

04. The railings shall be painted white prior first use of the terrace and retained as such thereafter.

Reason: *In the interest of the appearance of the area and in accordance with Core Strategy Policy 16.*

05. The internal railing shall be made of a clear perspex material and shall be erected prior to first use of the terrace. The area between the two parallel railings shall not be used to form a terrace, roof garden or similar amenity area.

Reason: *To protect the living conditions of neighbours and the appearance of the area and having regard to saved Local Plan Policy H18 and Core Strategy Policy 16.*