Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1548/FULL

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

Mr R Spiers
36 Cumberland Avenue
Worthing
West Sussex
BN12 6JX

PROPOSAL: Single storey rear extensions to kitchen and attached garage.

LOCATION : 36 Cumberland Avenue Worthing

DATE REGISTERED 20th December 2007

APPLICANT : Mr R Spiers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. JE/001/07 deposited on 20th December 2007, 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 high level window on the western flank elevation of the rear extension hereby permitted shall have a lower sill height of no less than 1.75 metres above finished floor level and 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.

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Dated : 11th February 2008

Assistant Director (Planning Services)

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

3. 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 either the western flank elevation of the single storey rear extension hereby permitted or the eastern flank elevation of the garage 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.

4. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no part of either of the roofs of the extensions hereby approved shall be used as a balcony or roof terrace, nor shall any access be formed to them unless it has been approved by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of the occupiers of adjoining property.

INFORMATIVES

1. The applicant is hereby advised that should any trees be felled within the curtilage of No. 36 Cumberland Avenue as a result of the implementation of the development hereby permitted, suitable replacement(s) are encouraged to be provided within the site in accordance with s.197 of the Town and Country Planning Act 1990 (as amended) and Planning Policy Statement 9: Biodiversity and Geological Conservation (2005).

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:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   Saved West Sussex Structure Plan Policies 2001 – 2016

   DEV1 - High Quality Development

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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.