Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Simon Brett
Brett Incorporated Limited
Hamble House
Meadrow
Godalming
GU7 3HJ
RH13 5PX
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: 10/1114/FULL

Details of Development
RETENTION AND MODIFICATION OF 2 ROOF LIGHTS ON REAR ROOF SLOPE TOGETHER WITH REMOVAL OF 1 EXISTING UNAUTHORISED ROOFLIGHT AND MAKING GOOD OF ROOF.

Location of Development
43 WARWICK STREET WORTHING WEST SUSSEX BN11 3DQ

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 14th April 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
02/12/2013

Worthing Borough Council

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The bulky form of the two 'Velux' roof windows to be altered is not in keeping with the traditional character of this Local Interest Building, nor that of the surrounding Conservation Area. However, having regard to all material considerations, not least the practical requirements of the Building Regulations, it is considered that, on balance, the severity of the resulting harm to the character and appearance of the South Street Conservation Area does not warrant refusal in this case. The proposal does not therefore conflict with policy 16 of the Worthing Core Strategy or national planning policy contained within the NPPF.

Conditions

01. Within 4 months of the date of this decision the proposed modifications to the two rooflights shown as being retained shall be carried out in accordance with the details shown on the approved drawings; the third rooflight shall be removed in its entirety and the roof covering made good.

    Reason: *In the interests of visual amenity and to safeguard the historic character of the South Street Conservation Area.*

02. Unless where stipulated by any other condition of this permission, the development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No: 1497.09/01B Title: Location and block plans, plans and elevations
    Date received: 14.04.2011
    Drawing No: Unnumbered Title: Section through Velux for top flat 1:5
    Date received: 14.04.2011

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

03. The making good of the roof covering following removal of the rooflight shall be completed in materials and external finishes to match those of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to safeguard the historic character of the South Street Conservation Area.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern prior to submission of the application and negotiating, with the Applicant, acceptable amendments to the development to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.