Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0421/FULL

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

R J Reynolds Architectural Services
82 Greenacres
Shoreham by Sea
West Sussex
BN43 5XL

PROPOSAL: Proposed two storey rear extension.

LOCATION : 82A Park Road Worthing

DATE REGISTERED 17th May 2010

APPLICANT : Miss J Dean

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1695/P1 and 1695/P2 (see Condition 3 in respect of depth) 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The materials and finishes of the roof and walls of the extension shall match those of the existing house (pebbledash render and tile).

   Reason: In the interest of visual amenity to accord with saved Worthing Local Plan Policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

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Dated : 12th July 2010

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the submitted drawings, the depth of the rear extension shall be no more than 3.09 metres.

   Reason: In the interest of visual amenity and to protect the amenities of the occupiers of the adjoining properties in accordance with saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

4. Notwithstanding the submitted drawings, the cills of the north flank elevation windows shall be at least 1.7 metres above finished floor heights and shall be retained as such thereafter.

   Reason: To protect the amenities of the occupiers of the adjoining properties in accordance with saved Worthing Local Plan Policies H18.

5. 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: As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with PPS23: Planning and Pollution Control and Worthing Local Plan Policy RES7.

6. The development hereby approved shall not be built other than in strict accordance with the approved plans and the above conditions.

   Reason: For the avoidance of doubt and to ensure the development is built as approved.

INFORMATIVES

Reasons for approval

1. The principle of the development is supported as the proposal upgrades the town's housing stock and makes efficient use land in a sustainable urban location. The extension is acceptable in neighbour amenity terms subject to the depth reduction secured by condition and the new flank windows being high level and the design integrates successfully. As such it is acceptable subject to the condition imposed.

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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 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Planning Policy Statement 1: Delivering Sustainable Development;
PPG13: Transport;
Planning Policy Statement 3: Housing;
Worthing Borough Council Supplementary Planning Guidance: Domestic Extensions.

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.