Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1017/FULL

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

Mr & Mrs J Leake
171 Heene Road
Worthing
West Sussex
BN11 4NN

PROPOSAL: Erection of an extension to side of property to provide a garage and car port

LOCATION : 171 Heene Road Worthing

DATE REGISTERED 21st December 2009

APPLICANT : Mr & Mrs J Leake

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 001 (Dec. 2009) and 002 Rev. No. A (Dec. 2009) 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.

Cont.....

[redacted]

Dated : 8th February 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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: In the interests of amenity in accordance with Planning Policy Statement 23: Pollution Control.

3. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls of the proposed garage and the roof of the approved car port have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed in accordance with the agreed materials.

   Reason: In the interests of visual amenity and to preserve the character and appearance of the Shakespeare Conservation Area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or as subsequently amended), no windows or other openings shall be formed in the south (flank) elevation of the proposed garage 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 the adjoining property.

5. The development hereby permitted shall not commence until details relating to the design of the proposed garage doors and carport roof have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed in accordance with the agreed design details.

   Reason: In the interests of visual amenity and to preserve the character and appearance of the Shakespeare Conservation Area.

Cont.....

WB/09/1017/FULL

INFORMATIVES

1. Notwithstanding the approval details, the Local Planning Authority invite the applicant to revise the design of the 'up and over' garage door design to a more traditional design and opening in order to preserve the character and appearance of the Shakespeare Conservation and maintain the architectural integrity of the property. Furthermore, The Local Planing Authority advise the applicant to discuss such proposals prior to the commencement of the development to ensure an appropriate standard of design and appearance can be achieved.

2. The applicant is advised that the proposed 'up and over' garage door indicated on the approved drawing is unlikely to be considered acceptable for the purposes of discharging condition 5 of this permission, and an alternative garage door design, more in keeping with the character and appearance of this part of the Conservation Area will be required.

3. 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 South East Plan 2009 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

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC6 - Sustainable Communities and Character of the Environment

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.