Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0311/FULL

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

Mr Colin Jessey
Colin Jessey Associates
29 Parkfield Road
Tarring
Worthing
West Sussex
BN13 1EP

PROPOSAL: Single storey side extension to provide annex for dependant relatives.

LOCATION : 66 Goring Way Worthing

DATE REGISTERED 21st April 2009

APPLICANT : Mr Ewan Brown

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Location plan and Drawing Nos. 124.09.03 Rev. B, 124.09.04 Rev. C and 124.09.05 Rev. B deposited on 15th June 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.

2. The materials and finishes of the external walls and roof of the side extension hereby permitted shall match in colour and texture those of the existing building.

   Reason: In the interests of visual amenity.

[redacted]

Dated : 15th June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The flat roof area of the side extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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

4. The ground floor bathroom and w.c. windows in the east elevation of the side extension hereby permitted shall consist of at least two light divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times and at all times be and remain glazed entirely with obscure glass.

   Reason: In the interests of the amenities of the occupants of nearby properties.

5. The rooflight serving the landing in the east elevation of the side extension hereby permitted shall at all times be and remain glazed entirely with obscure glass.

   Reason: In the interests of the amenities of the occupants of nearby properties.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the east elevation of the side extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

   Reason: To protect the amenities of adjoining residential properties.

7. No development shall commence unless and until details, which shall include a scaled plan indicating those details, of the flood resistance measures proposed regarding surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The extension hereby permitted shall not be occupied until all drainage works have been carried out and completed in accordance with the approved details.

   Reason: To mitigate the potential for the exacerbation of surface water flooding in accordance with policy NRM4 of the South East Plan and PPS25: Development and Flood Risk.

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8. 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 interest of amenity.

9. The side extension hereby permitted shall not be occupied at any time as a separate unit of accommodation or other than for purposes ancillary to the residential use of the dwelling known as No. 66 Goring Way.

   Reason: To ensure that a separate unit of accommodation is not created which would not be acceptable to the Local Planning Authority in this particular case.

10. This permission relates to the amended plans submitted on 15-06-2009 and not to the plans originally submitted.

    Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

11. Notwithstanding the plans hereby approved, the residual end point front protrusion as shown on the plans positioned between the forward most living room and bedroom shall be omitted from the development hereby permitted in accordance with details, which shall include a revised proposed ground floor plan at a scale of 1:50 and proposed front and side elevations at a scale of 1:100, submitted to and approved by the Local Planning Authority and the development shall be built out in accordance with those approved details.

    Reason: In the interests of visual amenities and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVES

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

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WB/09/0311/FULL

South East Plan

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment
NRM4 - Sustainable Flood Risk Management

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.