Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0203/FULL

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

Miss Jemma Barnes
Flat 4
The Old Manor House
58 Manor Road
Worthing
West Sussex
BN11 4SQ

PROPOSAL: Replacement of 4 wooden sash windows on ground floor south and west elevations with vertical sliding sash PVCu windows.

LOCATION : Flat 4 The Old Manor House 58 Manor Road Worthing

DATE REGISTERED 9th June 2009

APPLICANT : Miss Jemma Barnes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the OS map 05/06/09 (location plan) and the Revised proposed window details 05/06/09 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 : 3rd August 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No development shall take place unless and until details of the construction and operation mechanism of the windows hereby approved, at an appropriate scale, have been submitted to and approved in writing by the Local Planning Authority (these details shall include the sections and mouldings of the window frames and casements, the operation mechanism, arrangement of glazing bars, and the set-back of the frames from the external wall face), and the windows shall be constructed in accordance with the approved details, and maintained as such thereafter to the satisfaction of the Local Planning Authority.

   Reason: In order to enhance the special architectural and historic interest of this locally Listed Building and the established character and appearance of the Heene Road Conservation Area.

INFORMATIVES

1. Although it is recognised the replacement windows are not of a traditional material the particular merits of this development, that being the effort taken to replicate the design and style of the original windows together with their discreet ground floor position on the building well away from public vantage point, ensures these replacement windows are appropriate, and, as such, the development would preserve the established character and appearance of the Conservation Area. As such it is not considered that there is justifiable reason as to withhold permission, or that approval would set an undesirable or indefensible precedent for similar development in the locality. To this extent, the proposal complies with the Saved Worthing Local Planning Policy BE1 and H16 as well as the Worthing Borough Council Supplementary Planning Guidance Conservation Area Appraisals 1997 and 1998, and The South East Plan Policies BE1, BE6, and CC6.

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 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

   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.