Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0334/FULL

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

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

PROPOSAL: Ground and first floor rear extensions, demolition and replace single storey side extension and an increase in ridge height of main roof by 500mm to provide additional living accommodation.

LOCATION : 37 St Andrew's Road Worthing

DATE REGISTERED 31st March 2008

APPLICANT : Mr David Eckford

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 086.08.03 Revision C, 086.08.04 Revision C and 086.08.05 Revision B deposited on 16th June 2008, 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.....

Dated : 23rd June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the northern and southern flank elevations and roof slopes of the development hereby permitted 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 adjoining properties.

4. The first floor landing window on the northerly flank elevation of the development hereby permitted shall be obscure glazed and non-opening in a manner first to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, and thereafter shall be constructed in accordance with the details as agreed and not subsequently be altered in any way without the prior consent 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, No. 41 St. Andrew's Road.

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 West Sussex Structure Plan 2001 – 2016 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

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development

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.