Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0320/FULL

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

Mr S J Poland
77 Westcourt Road
Worthing
West Sussex
BN14 7DP

PROPOSAL: Construction of dormer window to rear (north east facing) roof slope.

LOCATION : 77 Westcourt Road Worthing

DATE REGISTERED 26th March 2008

APPLICANT : Mr S J Poland

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 18208.1 deposited on 26th March 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.

2. The materials and finishes of the external walls and cheeks of the dormer roof extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

cont.....

Dated : 21st May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The windows on the north east elevation of the dormer roof extension hereby permitted shall be obscure glazed and non-opening up to at least 1.75m above finished floor level. The development hereby permitted shall not commence unless and until the precise details of these windows and internal finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The windows shall 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. 79 Westcourt Road.

4. 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 roof of the building or in any elevation of the dormer roof extension 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 and in the interests of visual amenity.

INFORMATIVE

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 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Saved West Sussex Structure Plan 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.