Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0640/FULL

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

A.J. Salter & Son.
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Installation of replacement white PVCu vertical sliding windows (Revision to Application No. WB/08/0207/FULL).

LOCATION : Flat 4 32 Madeira Avenue Worthing

DATE REGISTERED : 13th June 2008

APPLICANT : Miss K Rowley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 0908:1A 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.

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Dated : 4th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The respective replacement white PVCu windows to the front, side and rear elevations of Flat 4, 32 Madeira Avenue, hereby permitted, shall be carried out strictly in accordance with the design, construction, positioning, method of opening and materials shown on the submitted plans (Window details B1, B2, L1 and L2 only), and in no other manner, unless otherwise granted planning permission by the Local Planning Authority, by application.

   Reason: To preserve the historic and architectural character and appearance of the building and those of Farncombe Road Conservation Area, adjacent to which the property is situated, in the interests of visual amenity.

3. The glazing bars to the replacement white PVCu vertical sliding Windows B1 and B2 on the side and rear elevations shall be constructed as external glazing bars to the windows, in the positions indicated on the submitted plans. Before works commence, details of the precise construction and installation of the vertical glazing bars to the Windows B1 and B2 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, these windows shall be constructed and installed with the glazing bars in accordance with the agreed details.

   Reason: To preserve the historic and architectural character and appearance of the building and that of the Farncombe Conservation Area, adjacent to which the building is situated.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on 01903 221348 who is the Case Officer for this application.

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 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

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   CH4 - Conservation areas and historic towns and villages
   DEV1 - High Quality Development

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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.