Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/1230/FULL

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

Mr and Mrs Hagan
76 Brougham Road
Worthing
West Sussex
BN11 2NU

PROPOSAL: Extension to roof comprising a hip to gable on side elevation with flat roof dormer to rear.

LOCATION : 76 Brougham Road Worthing

DATE REGISTERED 2nd March 2009

APPLICANT : Mr And Mrs Hagan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. BAR/08/044, 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 extension and rear dormer window hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

cont.....

Dated : 14th April 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The windows on the flank (east elevation) of the hip to gable extension hereby permitted shall be obscure glazed and non-opening and they 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.

Informatives

1. Notwithstanding visual amenity concerns over the incongruous and obtrusive hip to gable and bulky rear dormer, the proposal is Permitted Development under Schedule 1 Part 1 B.1 and B2 of the General Permitted Development Order as revised in 2008 and planning permission cannot be lawfully withheld.

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 2003

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

   Saved West Sussex Structure Plan 2001 – 2016

   CH1 - Character
   DEV1 - High quality development

   Government Policies

   PPS1 - Delivering Sustainable Development
   PPG13 - Transport
   PPG15 - Planning and the Historic 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.