Worthing
BOROUGH COUNCIL
Portland House
Richmond Road
Worthing BN11 1LF

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APPLICATION NO. WB/08/0006/FULL

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

Mr Gavin Bourne
11 Colne Close
Worthing
West Sussex
BN13 3LP

PROPOSAL: Conversion of bungalow to 'chalet' style bungalow including front and rear extensions, new roof structure to form roof-space accommodation comprising 2 bedrooms and bathroom. Dormer window to front (east) elevation. (Re-submission of previously withdrawn application WB/07/1260/Full).

LOCATION : 45 Lime Tree Avenue Worthing

DATE REGISTERED 3rd January 2008

APPLICANT : Mr Richard Duncan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01, 02, 03, 04, 05B, 06B, 07B and 08B, 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. This permission relates to the amended plans submitted on 07 February 2008; and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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Dated : 18th February 2008

Assistant Director (Planning Services)

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

3. The first-floor window in the north side roof gable hereby permitted and the ground-floor window in the south side of the dwelling shall be obscure glazed and non-opening (except for a small top-hung fanlight) 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 properties on either side.

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 north or south sides of the enlarged chalet-style bungalow 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.

5. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building. The development shall not commence until details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

6. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

INFORMATIVES

1. The representations received from third parties have been taken into consideration in arriving at a decision on this application. However, it is considered the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties.

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:

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Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
LOC1 - Locational strategy

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.