Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1348/FULL

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

F Afshari Kord
113 Lavington Road
Worthing
BN14 7SH

PROPOSAL: Single storey extension to front and alterations to ground floor rear elevation. (Re-submission of previously refused application WB/06/0883/Full).

LOCATION : 113 Lavington Road Worthing

DATE REGISTERED 30th October 2007

APPLICANT : F. Afshari Kord

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 3, 4, 5, 6 and un-numbered french door elevation and site plans, 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. No windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the south elevation of the 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.

[redacted]

Dated : 21st December 2007

Assistant Director (Planning Services)

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

3. The windows of the proposed extension shall match in all respects those within the existing building.

   Reason: In the interests of visual amenity.

4. No development shall take place until a scheme for the treatment of the boundary between the property and 130 Broomfield Avenue has been submitted to and approved in writing by the Local Planning Authority and the extension shall not be occupied unless and until such boundary treatment as may be agreed has been provided and shall be retained thereafter. The treatment shall include the retention of the existing trees and shrubs by and on the said boundary.

   Reason: In the interests of neighbour and visual amenity.

5. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building, excepting the south elevation which shall be rendered white to match the upper floor.

   Reason: In the interests of visual and neighbour amenity.

6. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme to protect the remaining trees within 5 ms of the extension during the course of development, including details of the foundation construction of the extension, and a scheme of replacement tree planting for the two required to be felled to build the extension. The remaining trees by the boundary with 130 Broomfield Avenue shall be retained thereafter . Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The development shall not be carried out other than in full accordance with any such agreed scheme.

   Reason: In the interests of amenity and of the environment of the development.

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

H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Cont.....

WB/07/1348/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
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.