Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1325/FULL

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

Horizon Design Limited
31 St. Botolph's Road
Worthing
West Sussex
BN11 4JS

PROPOSAL: Erection of single storey extension and a conservatory on rear elevation.

LOCATION : 26 Southsea Avenue Worthing

DATE REGISTERED 23rd October 2007

APPLICANT : Mr and Mrs CJ and JD Toller

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2389 PP 02 Revision D2 deposited on 23rd October 2007, 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 rear extension along with the external walls of the conservatory hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 10th December 2007

Assistant Director (Planning Services)

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the southern flank elevation of the rear 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 the adjoining property, No. 28 Southsea Avenue.

INFORMATIVES

1. The applicant is advised that whilst the scale and nature of the development is sufficiently small, a planning condition requiring an archaeological watching brief would be inappropriate, the application site is some 30 metres to the north of the location where a bronze figurine of a Roman warrior was found in the garden of No. 20 Southsea Avenue in 1951. The figurine was donated to Worthing Museum where it still resides. The construction of the conservatory and the very modest extension is unlikely to generate much ground disturbance but it is possible that other evidence of Roman settlement may come to light from this part of the coastal plain. The applicant is therefore requested to contact the County Archaeologist at West Sussex County Council, County Hall, West Street, Chichester, West Sussex, PO19 1RQ or on 01243 777100, when groundworks have begun, in order for the foundations to be inspected.

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
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   Saved West Sussex Structure Plan Policies 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.