Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0688/FULL

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

Mr J Wright
Greytiles
Upper West Lane
Lancing
BN15 0EX

PROPOSAL: Proposed roof extension to rear (west) elevation.

LOCATION : 74 Vale Avenue Worthing

DATE REGISTERED 27th June 2008

APPLICANT : Mr & Mrs Morris

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing deposited on 27th June 2008 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 hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 20th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The flat-roof of the rear extension hereby permitted shall be edged with ridge tiles (and not lead flashing) unless otherwise approved in writing by the Local Planning Authority.

   Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

4. The rooflight windows on the north and south side elevations of the extension hereby permitted shall be obscure glazed and the extent of their opening restricted in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the rooflight windows 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no rooflight windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the side slopes of the rear roof 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.

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

BE1 - Design Quality
H16 - Domestic Extensions and Alterations

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.