Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1002/FULL

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

Jon Andrews Ltd.
Chilcote
Threals Lane
West Chiltington
RH20 2RF

PROPOSAL: Erection of single storey side extension to north elevation and formation of vehicular crossover.

LOCATION : 5 Gaisford Road Worthing

DATE REGISTERED 10th August 2007

APPLICANT : Mrs Russell

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 497/01 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.

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Dated : 1st October 2007

Assistant Director (Planning Services)

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

3. The development shall not commence unless and until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway and a landscaping plan for the remainder of the front garden. Such turning space as may be agreed shall not thereafter be used for any purpose other than as a turning area and the approved landscaping shall be implemented prior to use of the garage.

   Reason: In the interests of highway safety, visual amenity and nature conservation .

4. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage of the vehicular access and turning head and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

5. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site (all bushed/trees adjacent to Shermanbury Road) have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

6. The development shall not commence unless and until proposals for a replacement street tree (and suitable aftercare) for the existing street tree threatened by the creation of the new vehicular access have been agreed by the Local Planning Authority and a suitable tree planted in accordance with any such approval.

   Reason: To mitigate for the loss of the street tree threatened by the proposal in the interests of visual amenity.

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INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

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

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.