Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0994/FULL

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

K J Marshall
16 Arundel Garden
Rustington
BN16 3EH

PROPOSAL: Erection of single storey rear extension. (Resubmission of WB/07/0108/FULL).

LOCATION : 2 Warnham Mews Warnham Road Worthing

DATE REGISTERED 9th August 2007

APPLICANT : Mr and Mrs Cocozza

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. A/17/07 deposited on 9th August 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.

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Dated : 24th September 2007

Assistant Director (Planning Services)

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

2. Notwithstanding the drawings submitted, the development hereby permitted shall not commence unless and until the precise details of the joinery, architrave, parapet and rainwater goods (to include materials and finishes) have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the details as agreed.

   Reason: In the interests of visual amenity and in order to safeguard the setting of the local interest Dutch Garden which forms part of the grounds of Courtlands (Listed Grade II).

3. 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 extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and in order to safeguard the setting of the local interest Dutch Garden which forms part of the grounds of Courtlands (Listed Grade II).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no part of the roof of the building hereby approved shall be used as a balcony or terrace, nor shall any access be formed to it unless it has been approved by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of the occupiers of adjoining property, in the interests of visual amenity and in order to safeguard the setting of the local interest Dutch Garden which forms part of the grounds of Courtlands (Listed Grade II).

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
BE2 - Materials and Detailing
BE25 - Environmental Areas of Special Character
BE27 - Setting of Listed Buildings
BE28 - Protection of Local Interest Buildings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

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WB/07/0994/FULL

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
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.