Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr P Gray
112 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0208/FULL

Details of Development
Proposed front extension, rear extension and conservatory, and chimney stack. Rear dormer to be built under permitted development.

Location of Development
290 Findon Road Worthing West Sussex BN14 0HD

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th May 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]
James Appleton
Executive Head of Planning, Regeneration and Wellbeing
07/09/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Worthing Core Strategy Policy 16, the saved Policies of the Worthing Local Plan H16 and H18 and the South East Plan Policies CC1, CC6 and BE1.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawings titled 14/02/2011 290 Findon Road dated and deposited 20-05-2011
Drawing No. 290/L2 untitled dated and deposited 05-09-2011

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.*

04. The development hereby permitted shall not be commenced until details of the proposed disposal of surface water have been submitted to and approved by the Local Planning Authority and the extensions hereby approved shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to meet this requirement, to ascertain the size of the soakaway required for the new impermeable roof area.

Reason: *To ensure adequate drainage and to comply with Policies 15 and 16 of the Worthing Core Strategy.*

Contd. .....

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the side elevations of the development hereby permitted.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no part of the roof of the development hereby permitted shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

Reason: *To prevent overlooking and to comply with saved Worthing Local Plan Policies H16 and H18.*