Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0909/FULL

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

Mr C Battrick
72 Sea Lane
Worthing
West Sussex
BN12 4PU

PROPOSAL: Demolition of existing conservatory and construction of two storey pitched roof side extension to south elevation plus existing flat roof dormer to be replaced with pitched roof dormer to west elevation.

LOCATION : 72 Sea Lane Worthing

DATE REGISTERED 19th July 2007

APPLICANT : Mr C Battrick

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. B-01, B-02 and B-03 deposited on 19th July 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 : 10th September 2007

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roofs of the extension and alterations to the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

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 any of the external elevations of the 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 and in the interests of visual amenity.

4. Notwithstanding the drawings submitted, the development hereby permitted shall not commence unless and until the precise details, to include section drawings, of sprocketed eaves to the roof of the extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the details as agreed.

   Reason: In the interests of visual amenity and in order to safeguard the form and character of the existing house.

5. Notwithstanding the drawings submitted, bonnet tiles shall be used upon the roofs of the dormer roof extensions hereby permitted, in a manner to accord with precise details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the details as agreed.

   Reason: In the interests of visual amenity and in order to safeguard the character and appearance of the dwellinghouse.

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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Cont.....

WB/07/0909/FULL

Adopted West Sussex Structure Plan 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.