Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr W Gander
98 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/11/0188/FULL

Details of Development
ROOF EXTENSION INCLUDING NEW GABLE END WALL AND REAR DORMER WINDOW TOGETHER WITH A SINGLE STOREY GROUND FLOOR REAR EXTENSION.

Location of Development
9 PARHAM ROAD WORTHING WEST SUSSEX BN14 0BL

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 7th March 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
27/05/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

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 the saved Policies of the Worthing Local Plan (RES7, H16, H18) and the South East Plan Policies (CC1, CC6, BE1) and is otherwise permitted development.

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 except as where specified in any other condition attached to this permission:-

Existing details 01, 1:1250 Local Plan, 1:500 Site Plan and Roof Plan at 1;200 and drawings numbered 04A and 05A.

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

03. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Reason: *The site has the potential to contain contaminated material and suitable precautions are required in the interest of health and safety in accordance with Saved Worthing Local Plan Policy RES7.*

04. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, 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.*

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 gable wall of the roof extension or either side walls of the ground floor extension.

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