Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0176/FULL

Details of Development
FIRST FLOOR SIDE EXTENSION.

Location of Development
1 GARRICK ROAD WORTHING WEST SUSSEX BN14 8BE

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 2nd 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
26/05/2011

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

Worthing Borough Council

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

Drawing titled SITE PLAN (1:1250) dated and deposited 02-03-2011;
Drawing titled BOCK PLAN (1:500) dated and deposited 02-03-2011; and
Drawing No. 11/643/01 Rev A dated and deposited 05-50-2011.

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 Submission Core Strategy.*

04. No development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority. The disposal methods so approved shall be installed out on the site prior to the occupation of the extension hereby permitted and retain in situ and operated in strict accordance with the manufacturer's specifications to the satisfaction of the Local Planning Authority.

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 avoid exacerbation of the risk of surface water flooding in accordance with the advice contained within PPS25.*

05. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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 elevation of the entirety of the extension hereby permitted.

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

06. Notwithstanding the submitted plans the first floor extension hereby permitted shall be not be built out on the site unless with exposed brick quoining to its outer corner edges to match those of the host building.

Reason: *In the interests of visual amenity.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from the Borough Environmental Health Team:

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