Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr M Coree
Neil Holland Architects
7 Maltravers Street
Arundel
West Sussex BN18 9AP

# PLANNING PERMISSION

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

## APPLICATION NUMBER: 11/0158/FULL

Details of Development
**TWO STOREY SIDE EXTENSION**

Location of Development
**5 BYRON ROAD WORTHING WEST SUSSEX BN11 3HN**

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 12th July 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
05/09/2011

Worthing Borough Council

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## SCHEDULE

**Reasons for Granting Permission**

01. The principle of such development has previously been accepted and would meet a pressing housing need from a vulnerable group in this established location, without harm to the hostel's amenities. The development is of a high quality design and would integrate successfully with the existing building and townscape and would not materially harm the environment or neighbour amenity and enjoys acceptable access. As such it is compatible with Core Strategy Policies TR9 , RES7, H16 and H18 and Planning Policy Statement 1: Delivering Sustainable Development; PPS5: Protecting the Historical Environment; and Planning Policy Statement 3: Housing

**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 and details:-

Drawing Numbers:002, 003, 010, 011, 012A, 013, 014, 015, 016, 017, and 018 received on 12th July 2011.

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

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

**Reason:** *In the interests of visual amenity and to comply with saved policy BE1 of the Worthing Local Plan and policy 16 of the Worthing Submission Core Strategy / saved policy AG1 or AH2 of the Adur District Local Plan.*

04. The windows in the extension hereby approved shall be sliding sash, precise details of which at a scale of not less than 1:20 showing the design, appearance, profile etc of the windows shall be submitted and agreed to in writing before works commence, or within such extended period as may be agreed in writing with the Local Planning Authority.

**Reason**: *In the interest of visual amenity.*

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05. Notwithstanding the submitted drawings the parapet detail to the side and rear elevations is not approved and no development shall commence unless and until revised details of the parapet/roof have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.

**Reason**: *In the interest of visual amenity in accordance with PPS1: Delivering Sustainable Development and PPS5: Protecting the Historical Environment and Core Strategy Policy 16.*

**Informatives / Notes to Applicant**

01. This planning permission does not include any alterations to the existing windows in the building. The installation of new or replacement windows to the existing building would require planning permission.