Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0743/FULL

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

Mr Matthew Naish
19 Valencia Road
Worthing
West Sussex
BN11 4QD

PROPOSAL: Enlargement of existing garage and store rooms to form new pitched roof annexe and link extension.

LOCATION : 47 Upper Brighton Road Worthing

DATE REGISTERED 19th August 2008

APPLICANT : Ms Joanne Wise

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. WISE/05/01 Rev. A 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.

2. The extension and converted accommodation hereby permitted shall not be occupied at any time as a separate unit of accommodation or other than for purposes ancillary to the residential use of the dwelling known as 47 Upper Brighton Road. In this connection, the door leading to the utility room from the new living space and from the kitchen of the main dwelling to the utility room shall not be blocked off at any stage.

Cont.....

Dated : 13th October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

Reason: To ensure that a separate unit of accommodation is not created which would not be acceptable to the Local Planning Authority in this particular case.

3. The facing and roofing materials shall match as closely as possible in type, colour and texture those on the existing building.

Reason: In the interests of visual amenity.

4. The windows to the east elevation hereby approved shall be obscure glazed and fixed up to 1.7 metres above finished floor level and shall not be subsequently altered without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers.

5. 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 the east elevation or eastern roof slope 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.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 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.