Worthing
BOROUGH COUNCIL

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APPLICATION NO. WB/09/0033/FULL

Portland House
Richmond Road
Worthing BN11 1LF

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

Mr Carl Moore
1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing West Sussex
BN13 3UT

PROPOSAL: Proposed front extension.

LOCATION : 201 Goring Way Worthing

DATE REGISTERED 13th January 2009

APPLICANT : Mr D Johnstone

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. WG-87B-01-A (deposited 9th March 2009) and WG-87B-02-A (deposited 9th March 2009), 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 materials and finishes of the external walls of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

cont.....

Dated : 9th March 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

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Informatives

1. The proposal would not result in any loss of neighbour amenity and such harm to the streetscene or appearance of the property as would arise would not be unacceptable, bearing in mind the modest scale of the extension and its design and relationship to the bungalow and important prevailing streetscene features, quality and character ; its relationship to the neighbouring properties and streetscene; the diversity in the streetscene and ability to successfully absorb further limited change; the timing of the proposal in a transitional period following the introduction of new restrictions in General Permitted Development Order; the personal circumstances of the applicants and the fact that it is not considered that the proposal would set an undesirable or indefensible precedent.

2. The proposal has been considered against the relevant policies of the Development Plan.

Saved Worthing Local Plan 2003

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

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development

National Policy

Planning Policy Statement : Delivering Sustainable Development
Planning Policy Statement 3 : Housing

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.

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Informatives

1. The development hereby permitted by Class A of the General Permitted Development Order as revised in 2008 is only permitted development on the condition that the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

2. 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 2003

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

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development

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