Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0914/FULL

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

K G Designs
129 Tarring Road
Worthing
West Sussex
BN11 4HE

PROPOSAL: Provision of railings to front and alterations to 3 basement windows and one ground floor window (including protection to same) in east elevation.

LOCATION : 70 Marine Parade Worthing

DATE REGISTERED 16th September 2008

APPLICANT : Cox Inns Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2328-04 and 2328-05/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 remedial works to the 3 no. uPVC basement windows and the 1 no. uPVC ground-floor window hereby permitted shall be carried out within 2 months of the date of this decision.

   Reason: In the interests of visual amenity and to preserve the character and appearance of the Conservation Area because the appearance of the existing uPVC windows is considered unsatisfactory.

Cont.....

Dated : 24th November 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the details shown on the approved plan, the glazed-timber sub-frame to the ground-floor window hereby permitted shall incorporate a centrally positioned vertical glazing bar to match the sub-division of the existing ground floor windows in the same elevation.

   Reason: In the interests of visual amenity.

4. The gates and railings hereby permitted shall be black-painted with round-tipped 'arrow head' tops, and shall be implemented in accordance with the details and annotation shown on the approved drawing.

   Reason: In the interests of visual amenity and to preserve the character and appearance of the Conservation Area.

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
CT3 - Protection and Enhancement of Seafront Area

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
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.