Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr M Tanner
M J J Tanner
16 North Lane
East Preston
West Sussex
BN16 1DA

PLANNING PERMISSION

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

APPLICATION NUMBER: 10/1061/FULL

Details of Development
Proposed room in the roof with velux cabrio to rear, velux windows to front, french window and Juliet balcony to side.

Location of Development
4 The Court Flats Brougham Road Worthing West Sussex BN11 2PJ

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 30th November 2010.

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
22/11/2011

PTO

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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 the saved Policies H16 and H18 of the Worthing Local Plan, South East Plan Policies CC1, CC6 and BE1 and Worthing Core Strategy Policy 16.

Conditions

01. 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.*

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 Nos. 802-SK2, 802-1, 802-2 and 802-3.

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

03. Notwithstanding the provisions of Section 55(2)(a)(ii) of the Town and Country Planning Act 1990 (as amended) no permanently affixed railings, balustrades, screens or the like shall be permanently affixed to the exterior surrounding the rear 'cabrio' roof light. Further no part of the exterior of the building shall be altered or adjusted so as to facilitate the use of the area as an external balcony.

Reason: *In order to prevent overlooking towards neighbouring properties to the detriment of the amenity and privacy of the occupants.*

04. Notwithstanding the submitted plans, the two rooflights in the west elevation shall not have dimensions larger than 780mm x 550mm.

Reason: *The rooflights in the submitted plans are excessively large and obtrusive and smaller openings are more appropriate in accordance with Core Strategy Policy 16.*