Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0618/FULL

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

Mr Wayne Gander, MBIAT
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PROPOSAL: Construction of a part single-storey/part two-storey side extension.

LOCATION : 81 Marlborough Road Worthing

DATE REGISTERED 6th June 2008

APPLICANT : Mr David Green

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the site location plan and Drawing No. WT/MR/01 Rev. B 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. This permission relates to the amended plans submitted on 30 July 2008; and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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Dated : 30th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

4. The windows on the flank elevation of the extension hereby permitted, and the new bathroom window in the flank wall of the existing dwelling shall be obscure glazed and non-opening except for a small, top-hung opening fanlight, and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

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 side elevation 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.

6. A distance of not less than 0.9 metres shall be retained between the flank wall of the side extension hereby permitted and the eastern site boundary.

   Reason: For the avoidance of doubt.

INFORMATIVES

1. You are hereby advised that this permission has been granted on the basis that the whole of the application site is within the ownership of the applicant in accordance with the terms of the Certificate made under Section 66 of the Town and Country Planning Act 1990 and submitted with this application. Should any part of the development hereby permitted fall outside of the land wholly within the applicant's control, you are advised to seek legal advice and consult the Planning Section who can provide advice.

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 Policies 2003

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

Cont.....

WB/08/0618/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
LOC1 - Locational strategy

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.