Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1118/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Proposed new garage and removal of existing garage.

LOCATION : 47 The Glen Worthing

DATE REGISTERED 1st October 2007

APPLICANT : Mr and Mrs Plummer

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawings deposited on 1st October 2007, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the north (flank) elevation of the garage 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 the adjoining property.

Cont.....

Dated : 26th November 2007

Assistant Director (Planning Services)

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

3. The materials and finishes of the external walls and roof of the garage hereby permitted shall match those on the main house, unless otherwise agreed in writing with the Local Planning Authority.

   Reason: In the interests of visual amenity.

4. The garage building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the application property as a single dwelling house and shall not be used as primary living accommodation.

   Reason: For the avoidance of doubt and in the interests of residential amenity.

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

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.