Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/07/1109/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 two storey side extension, single storey rear extension and conservatory. (Resubmission of WB/07/0756/FULL)

LOCATION : 15 Aldsworth Avenue Worthing

DATE REGISTERED 4th September 2007

APPLICANT : Mr Desisto

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawings 01 and 02 deposited on 4th September 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. The materials and finishes of the external walls and roofs of the extensions hereby permitted, and the frame and plinth of the conservatory hereby permitted, shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 15th October 2007

Assistant Director (Planning Services)

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

3. 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 elevation of the dining room extension hereby permitted or the south elevation of the garage 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.

4. The windows (including the fixed panels and top lights) on the south and southwest elevation (including the tapering section up to the opening doors) of the conservatory hereby permitted shall be obscure glazed 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. The section of garage roof projecting forward of the main building, as indicated on the approved plan, shall not be used as a balcony or incorporated as such. Details of the railings to be used to separate this area from the balcony shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out and maintained fully in accordance with the agreed details and in accordance with the terms of this condition, unless written consent is given to any variation by the Local Planning Authority.

   Reason: In order to safeguard the privacy of the occupiers of No.11 Aldsworth Avenue.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Adopted Worthing Local Plan 2003**

BE1 - Design Quality
H16 - Domestic Extensions and Alterations

**Adopted West Sussex Structure Plan 2001 – 2016**

CH1 - Character
DEV1 - High Quality Development

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WB/07/1109/FULL

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.