Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr B Martin
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PO20 8JY

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0054/FULL

Details of Development
Ground and first floor side extensions, single storey rear extension, alterations to existing ground floor elevations and erection of detached double garage in frontage. Revisions to roof extensions and deletion of front garage.

Location of Development
51 Half Moon Lane Worthing West Sussex BN13 2EP

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 9th February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
28/11/2011

PTO

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The proposal would upgrade the living accommodation. Whilst the extensions are substantial, the scheme would not result in unacceptable amenity impacts on the neighbours due to the scale, form, siting and design of the extensions as amended and design and layout of the neighbouring properties themselves. The design is sympathetic to the period character of the property and the street and would not harm the Conservation Area . As such the proposals complies with saved Worthing Local Plan policies H16 and H18, Core Strategy Policy 16, Planning Policy Statement 3: Housing, Planning Policy Statement 1: Delivering Sustainable Development, PPS5: Protecting the Historical Environment, Salvington Conservation Area Appraisal and Worthing Borough Council Supplementary Planning Guidance: Altering Or Extending Your Home.

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 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission:-

Plan ref Drawing 1 of 5 (existing elevations and location plan) Date received 9.2.11
Plan ref Drawing 2 of 5 (elevations and block plan) Date received 28.11.11
Plan ref Drawing 3 of 5 (floor and roof plan) Date received 28.11.11
Plan ref Drawing 4 of 5 (floorplan) Date received 23.11.11
Plan ref Drawing 5 of 5 (section and existing floorplan) Date received 28.11.11

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

03. No development shall take place unless and until a scheme for the suppression of dust during demolition in accordance with BRE/DTI B456 Feb. 2003 'Control of Dust from Construction and Demolition Activity' has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented throughout the entire course of demolition and construction.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.*

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04. The upper floors, including roof, windows in the north and south side elevations of the extensions hereby permitted shall be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.*

05. Notwithstanding the submitted drawings, no development shall commence unless and until architectural details at an appropriate scale have been submitted to and approved in writing by the Local Planning Authority. These architectural details shall include:-

(a) all external doors and windows,
(b) dormers,
(c) rooflight windows,
(d) roofs and hips,
(e) eaves and bargeboards,
(f) porches/porticos,
(g) parapets.

The development shall not be built other than in full accordance with any such approved details and shall be retained thereafter.

Reason: *To safeguard the appearance and character of the property and Conservation Area having regard to policy 16 of the Worthing Core Strategy and PPS5: Protecting the Historic Environment.*

06. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the proposed extensions (including dormers) and alterations have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

Reason: *In the interests of visual amenity in accordance with Core Strategy Policy 16, PPS5: Protecting the Historic Environment and Planning Policy Statement 1: Delivering Sustainable Development.*

07. No use of the flat roof of the single storey part of the south elevation of the existing building shall be made as a balcony or roof terrace.

Reason: *To prevent overlooking and to safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.*

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08. No development, including site works of any description, shall take place on the site unless and until all the existing trees to be retained on the site and adjacent beech tree in the front garden of No 53 Half Moon Lane have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: *To protect the trees from damage and to comply with policy 16 of the Worthing Core Strategy and PPS5: Protecting the Historic Environment.*

09. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm Monday to Friday and 9am to 1pm on Saturdays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.