Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1240/FULL

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

Ms Lorraine Peters
37 Strathmore Road
Worthing
West Sussex
BN13 1PJ

PROPOSAL: Alterations to existing garage to provide playroom/bedroom with small utility area.

LOCATION : 37 Strathmore Road Worthing

DATE REGISTERED 19th October 2007

APPLICANT : Ms Lorraine Peters

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the revised Drawing deposited on 13th November 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, finishes and detailing of the external walls of the development hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 26th November 2007

Assistant Director (Planning Services)

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

3. The window on the front elevation of the development hereby permitted shall match in all respects those within the existing building and shall be constructed in accordance with the approved plans and neither altered nor removed without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity.

4. 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 front (eastern) elevation of the development hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity.

5. The garage conversion hereby permitted shall only be used for purposes incidental to the enjoyment of No. 37 Strathmore Road as a private dwelling and shall not at any time be occupied as an independent dwelling.

   Reason: To safeguard the amenities of neighbouring properties and because the level of accommodation provided, along with the absence of supporting services such as parking and outdoor amenity space, would make the converted garage unsuitable for independent living.

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

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.