Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0053/FULL

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

Mr Richard Everest
6 Bishopstone Drive
Saltdean
Brighton BN2 8FF

PROPOSAL: Demolition of existing conservatory and erection of single storey rear extension to provide wet room, dressing room and extended kitchen and family room with wheelchair access.

LOCATION : 25 Twyford Road Worthing

DATE REGISTERED 10th February 2010

APPLICANT : Mrs Jacky Gray

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawings 1:1250, 1:500, floor plans received 10th February 2010 and revised elevations received 29th March 2010, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The permission relates to the amended plans submitted on 29th March 2010 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.

2. The two windows proposed in the south elevation shall be installed with obscure glazing and shall be non-opening below a height of 1.7 metres measured from internal finished floor level and shall be retained as such in perpetuity.

   Reason: To prevent overlooking of the adjoining property.

cont.....

[redacted]

Dated : 7th April 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and information 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 (other than those shown on the plans hereby approved) shall be constructed in the south 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.

4. 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.

   Reason: In the interest of the local environment.

INFORMATIVES

1. Reasons for approval

   The extension is much deeper than would normally be approved. The height of the extension has been reduced considerably. In the circumstances it is considered that the scale and design of the extension can occur without significant impact on any adjoining neighbour.

   The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16, H18) and the South East Plan (CC1, CC6, BE1).

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan 2003
   BE1 - Design Quality
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

cont.....

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The South East Plan 2009

BE1 - Management for an Urban Renaissance

CC6 - Sustainable Communities and Character of the Environment

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.