Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1445/FULL

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

Crescent Designs (Sussex) Ltd
Durston House
Chesterfield Road
Goring-by-Sea
Worthing
West Sussex
BN12 6BY

PROPOSAL: Retrospective application for revisions to planning permission WB/03/1480/FULL (granted on appeal dated 25/10/2004) comprising dormer window in rear roof slope in lieu of approved front dormer; redesign to roof of 2 storey rear extension including reduction in eaves and ridge height.

LOCATION : 7 Alinora Avenue Worthing

DATE REGISTERED 27th November 2007

APPLICANT : Mr Y Patel

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 03045-01C and 03045-02, 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.

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Dated : 22nd January 2008

Assistant Director (Planning Services)

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

2. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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 any elevation of the extensions 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. On installation the glass in the south elevation of the conservatory shall be fixed shut and be obscurely glazed and shall remain as such in perpetuity.

   Reason: in the interest of neighbouring privacy.

5. On installation the new garage windows and rear dormer window shall be obscurely glazed. In addition the dormer window is to be fixed shut on installation other than for the top hung fanlight, as indicated on the approved plans. All windows shall be retained as installed in perpetuity.

   Reason: To protect neighbours privacy.

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
H18 - Amenity of Residents

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.