Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1443/FULL

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

Colin Jessey Associates
29 Parkfield Road
Worthing
West Sussex
BN13 1EP

PROPOSAL: Extension to form annexe for dependant relative, together with dormer windows and conservatory to rear elevation of existing house.

LOCATION : 18 Rogate Road Worthing

DATE REGISTERED 6th December 2007

APPLICANT : Mr and Mrs M Melaniphy

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 066.07.01, 066.07.04C, 066.07.05B and 066.07.06B, 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 roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 29th January 2008

Assistant Director (Planning Services)

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

3. On installation the two windows proposed in the south side of the annexe shall be obscurely glazed with only a top fanlight opening above 1.6 metres in height from internal floor level and shall be retained as such in perpetuity.

   Reason: To protect the adjoining neighbour's privacy.

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 any elevation or roofslope 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.

5. The extension hereby permitted shall not be occupied at any time as a separate unit of accommodation or other than for purposes ancillary to the residential use of the dwelling known as 18 Rogate Road.

   Reason: To ensure that a separate unit of accommodation is not created which would not be acceptable to the Local Planning Authority in this particular case.

6. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

7. Prior to occupation the proposed additional parking in the front garden shall be laid out in accordance with details to be submitted to the Local Planning Authority, such details to include the intended surface treatment and soft landscaping to be retained and/or planted.

   Reason: In the interest of adequate off street parking and in the interest of the appearance of the area.

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:

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WB/07/1443/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.