Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1431/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Erection of first floor extension to rear elevation with door to side elevation and installation of balustrading to create larger balcony area. (Amendment to previously approved application WB/05/0751/Full).

LOCATION : 37 Longlands Worthing

DATE REGISTERED 27th November 2007

APPLICANT : Mr S Trussler

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 39 and site and block plan also deposited on 27th 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.

Cont.....

Dated : 21st January 2008

Assistant Director (Planning Services)

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the west 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.

3. Notwithstanding the approved plan, details of a privacy screen to be erected on the east side of the balcony shall be submitted to and agreed in writing prior to the commencement of works. Thereafter, the screen shall be erected fully in accordance with the agreed details prior to the use of the balcony, and shall be retained in perpetuity.

   Reason: In order to safeguard the privacy and amenities of No. 35 Longlands.

INFORMATIVES

1. In arriving at a decision the Local Planning Authority considered that the proposed provision of a balustrade to form a balcony would not cause any significant visual harm to the local environment, or to the amenities of neighbouring properties.

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 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

   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.