Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1415/FULL

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

David J Bennett
48 Reigate Road
Worthing
BN11 5NE

PROPOSAL: Erection of two single storey extensions. One to east elevation (rear) to create family room and one to west elevation (front) to create porch.

LOCATION : 25 Mayfield Close Worthing

DATE REGISTERED 19th November 2007

APPLICANT : Mr and Mrs Jeffery

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/099/1a, 07/099/2a, 07/099/11 and 07/099/12a, 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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[redacted]

Dated : 14th January 2008

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence until details of the construction of the foundations of the proposed rear extension in relation to the adjacent protected Deodar (Himalayan Cedar) tree (highlighted on the submitted plans) have been submitted to and approved in writing by the Local Planning Authority. Within the area between the tree and the approved rear extension the existing ground levels shall neither be raised nor lowered and no materials, plant machinery or surplus soil shall be placed or stored within such areas. Any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and the environment of the area is retained.

3. The materials and finishes of the external walls and roof of the extensions hereby permitted shall match those on the existing building. The development shall not commence until details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

4. The windows on the front and rear extensions hereby approved shall match the existing windows in terms of their materials and design (including the arched-tops).

   Reason: In the interests of visual amenity and to ensure that the extensions integrate with the existing and surrounding properties in a satisfactory manner.

INFORMATIVES

1. In arriving at a decision, the Local Planning Authority considered that the proposed extensions 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

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WB/07/1415/FULL

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.