WORTHING BOROUGH COUNCIL

FRESH Architects
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Worthing
BN12 4BD
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1385/24

Details of Development
SINGLE STOREY REAR EXTENSION WITH BASEMENT, DORMER TO WEST ROOF SLOPE, REPLACEMENT DETACHED GARAGE BUILDING. NEW ENTRANCE GATES, SWIMMING POOL IN REAR GARDEN

Location of Development
CISSBURY COTTAGE WEST HILL WORTHING WEST SUSSEX BN13 3BY

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 31st October 2024.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
03/02/2025

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED BLOCK PLAN	Drg 002 Rev P3	28.01.2025
SITE LOCATION PLAN	Drg 001 Rev P2	31.10.2024
EXISTING GROUND FLOOR PLAN	Drg 003 Rev P2	31.10.2024
EXISTING FIRST FLOOR PLAN	Drg 004 Rev P1	31.10.2024
EXISTING ROOF PLAN	Drg 005 Rev P1	31.10.2024
EXISTING ELEVATIONS (N&S)	Drg 006 Rev P1	31.10.2024
EXISTING ELEVATIONS (E)	Drg 007 Rev P1	31.10.2024
EXISTING ELEVATIONS (W)	Drg 008 Rev P1	31.10.2024
PROPOSED GROUND FLOOR PLAN	Drg 009 Rev P3	20.12.2024
PROPOSED FIRST FLOOR PLAN	Drg 010 Rev P3	20.12.2024
PROPOSED ROOF PLAN	Drg 011 Rev P3	20.12.2024
PROPOSED ELEVATIONS (N&S)	Drg 012 Rev P3	20.12.2024
PROPOSED ELEVATIONS (E)	Drg 013 Rev P3	20.12.2024
PROPOSED ELEVATIONS (W)	Drg 014 Rev P3	20.12.2024

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the proposed dormer hereby permitted shall match in design, colour and texture those of the existing dormers on the building (to include the use of bonnet hip tiles) unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with DM5 of the Worthing Local Plan.*

04. Works to implement the garage building hereby permitted shall not first commence until a schedule of the external materials, finishes/colours to be used for the external walls and roof of the garage (including the posts and decorative timbers to North elevation) and any fascia/soffits/bargeboard, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the garage shall only be completed in accordance with the agreed details.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

05. Works to implement the side extension hereby permitted shall not first commence until a schedule of the external materials, finishes/colours to be used for the external walls and roof (including fascia/soffits/bargeboards) of the extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter the extension shall only be completed in accordance with the agreed details.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

06. Works to implement the side extension hereby permitted shall not first commence until details of the materials, design and external appearance of the windows, door and skylight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the extension shall be completed in accordance with the agreed details.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

07. The altered vehicle parking/turning area shall be constructed in accordance with the approved plan prior to first use of the replacement garage building hereby permitted. These spaces shall thereafter be retained for their designated use.

Reason: *In the interests of amenity and highway safety and having regard to policy DM15 of the Worthing Local Plan.*

08. The entrance gates hereby permitted shall open inward and all plant/equipment associated with their automated operation to be sited fully within the dwelling plot.

Reason: *In the interests of amenity and highway safety and having regard to policy DM15 of the Worthing Local Plan.*

09. Noise associated with the operation of the swimming pool plant and equipment shall not exceed 45dBLAeq15min at any residential boundary.

Reason: *In the interests of residential amenity in accordance with policy DM22 of the Worthing Local Plan.*

10. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08:00 and 18:00 on Monday to Friday and between 09:00 - 13:00 hours on Saturday. No work shall take place on Sundays or on Bank or Public Holidays. Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy DM22 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-householder-planning-decision

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).

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