Worthing
BOROUGH COUNCIL

Awarded for excellence

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/08/0252/FULL

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

Mr A J Salter
50 Windsor Road
Worthing West Sussex
BN11 2LY

PROPOSAL: Construction of a conservatory and alterations to garage . (Amendments to planning permission WB/07/1214/FULL).

LOCATION : 2 Chute Way Worthing

DATE REGISTERED 6th March 2008

APPLICANT : G Ball

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 7707:1a, 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 four high-level windows on the south side of the conservatory, hereby permitted, shall be obscure glazed and non-opening; and they shall not subsequently be altered in any way 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 the adjoining property to the south, 75 Arundel Road.

cont.....

Dated : 14th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls of the garage extension and conservatory, hereby permitted, shall match in colour and texture those of the existing building. The development shall not commence unless and until details and samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed fully in accordance with the agreed details.

   Reason: In the interests of visual amenity.

**Informatives**

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr. H. Barnes-Moss on extension 1348 who is the Case Officer for this application.

2. The applicant's attention is drawn to the provisions of the Party Wall Act 1996. This Act requires them to inform their neighbour and obtain their consent for any works which may affect the party wall. Further advice is contained in a booklet entitled "The Party Wall Act 1996 Explanatory Booklet". A copy is available from the Council on request.

   The applicant may also be able to obtain further advice from the following organisations:

   - The Royal Institute of Chartered Surveyors (Tel: 020 7222 7000)
   - Architecture and Surveying Institute ( Tel: 01294 444505)
   - DETR Free Literature (Tel: 0870 1226 236)

3. 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 2003**
   BE1 - Design Quality
   H16 - Domestic Extensions and Alterations

   **Saved West Sussex Structure Plan 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.