Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0141/FULL

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

Mr Andrew David Horn
Briar Croft
Crockhurst Hill
Worthing
West Sussex
BN13 3EE

PROPOSAL: Replacement boundary fence on two sides of property.

LOCATION : Briar Croft Crockhurst Hill Worthing

DATE REGISTERED 18th March 2009

APPLICANT : Mr Andrew David Horn

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in un-numbered location plan deposited 18th March 2010 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Notwithstanding the details shown on the submitted drawings, within 3 months of the date of this permission, the last fence panel and post on the existing northern fence line shall be removed, and, following its removal, the western boundary fencing shall be installed to continue from the last remaining post (inside the line of the Sycamore tree) and follow the alignment of the western boundary between the conifer line and hedge bank.

   Reason: In the interests of visual amenity.

2. The western fencing shall match the existing northern fencing hereby approved.

   Reason: In the interests of visual amenity.

Dated : 23rd March 2010

[redacted]
Regeneration and Wellbeing

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

WB/09/0141/FULL

INFORMATIVES

1. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H16, H18, TR9) and the South East Plan (CC1, CC6, BE1, BE6, T4).

2. In granting conditional planning permission no consent or agreement is conferred on the encroachment of the land on which the fence has been constructed. The issue of ownership is not material to the planning considerations of this application. However, the issue of encorachment remains unresolved and should be addressed with the Highways Agency as the Highway Authority.

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 South East Plan 2009 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
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
T4 - Parking

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.