Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0406/FULL

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

Mr Matthew Dean
Ashvale Investments
36A Goring Road
Worthing
West Sussex
BN12 4AD

PROPOSAL: Single storey rear extension, new first floor window (front elevation), block up existing door and window and install new window (south elevation) replacement of all remaining windows in white PVCu in connection with change of use from a single dwelling house into two self contained flats.

LOCATION : 28 Ashdown Road Worthing

DATE REGISTERED 16th May 2008

APPLICANT : Mr Matthew Dean

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. ARP2802-A, ARP2803-A (Drawing 04), ARP2801-A (Drawing 01), ARP2801-A (Drawing 02), ARP2803-A (Existing), ARP2803-A (Proposed), ARP2803-A (Drawing 05) and ARP2803-2-A (Drawing 06) 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 : 7th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the submitted drawings, before any of the dwellings hereby permitted are occupied, refuse/recycling and cycle storage areas shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area and to encourage sustainable travel.

3. Notwithstanding the submitted drawings, the development shall not commence unless and until details of the replacement and new windows, including method of opening, have been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out other than in full accordance with any such approval and retained thereafter.

   Reason: to safeguard the appearance of the house, terrace and area and setting of the Conservation Area.

4. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

INFORMATIVES

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
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.