Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1095/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Demolition of existing rear extension, proposed new single storey rear extension and change of use to a self-contained flat.

LOCATION : 1 - 3 South Street Tarring Worthing

DATE REGISTERED 31st August 2007

APPLICANT : Mrs. I. D. Kingston

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/341/01, un-numbered site and block plans, 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 : 26th October 2007

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwelling from noise from the adjacent railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before the dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwelling.

3. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

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
H1 - Overall Housing Provision
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES7 - Control of Polluting Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE5 - Employment provision

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.