Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0129/FULL

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

Mr Simon Wrigley
Roberts And Wrigley Associates
27a Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Proposed single storey rear extension.

LOCATION : 68 Downlands Avenue Worthing

DATE REGISTERED 18th February 2010

APPLICANT : Mr & Mrs Jackson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1 dated 12th April 2010, 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.....

[redacted]

Dated : 14th April 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

   Reason: In the interests of amenity in accordance with Planning Policy Statement 23: Pollution Control

3. 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.

4. There shall no additional windows or openings inserted in the south facing side elevation of the development hereby approved.

   Reason: To protect the privacy of the occupiers of adjoining residential property.

Informatives

1. General Informative

   This site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

2. Reasons for Approval

   A) The decision to grant planning permission has been taken having regard to the Development Plan as set out below:

   Worthing Borough Local Plan (adopted September 2003)

   Policy BE1 (Design Quality – requires new development to demonstrate a high standard of design and make a positive contribution to visual quality of the area).
   Policy H16 (Domestic Extensions and Alterations - includes criteria for assessing extensions to existing dwellings and ancillary development).
   Policy H18 (Amenity of Residents – proposals should not have an adverse impact on amenity).

cont.....

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South East Regional Spatial Strategy (adopted May 2009)

Policy BE1 (Management of Urban Renaissance – encourages improvement to the built environment through maximising opportunities).
Policy CC6 (Sustainable Communities and Character of the Environment – promotes sustainable development that enhances distinctiveness and high quality built environments providing 'sense of place').

And to all relevant material considerations, including National Policy and Guidance in particular Worthing Borough Council Supplementary Planning Guidance and all representations and consultation responses received.

B) In reaching its decision the Council concluded that the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16 and H18) and the South East Plan (CC1, CC6, BE1).

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.