Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0832/FULL

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

Mr Russell Knottley
8 Cherry Close
Burgess Hill
West Sussex
RH15 9PR

PROPOSAL: Construction of garage following removal of existing car port, construction of a single storey extension to side and rear, and formation of hardstanding.

LOCATION : 9 Goring Way

DATE REGISTERED 20th October 2010

APPLICANT : Mr David Clarke

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved 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 3 years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- drawings AB1/3 Location Plan, AB1/1 and AB1/2 Revision D.

   Reason: For the avoidance of doubt and in the interests of proper planning.

Cont.....

Dated : 8th April 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls of the extension and garage hereby permitted shall, prior to commencement of their use, be completed to match those of the existing building unless otherwise approved in writing by the local planning authority.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east wall of the garage without the prior permission of the Local Planning Authority on an application in that behalf.

   Reason: To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.

5. 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 environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'.

INFORMATIVES

1. The applicant is reminded of the need to comply with the requirements of the Party Wall etc Act 1996 prior to the commencement of the development.

2. Reason for approval

   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 BE1, H16 and H18 of the Worthing Local Plan, the South East Plan Policies CC1, CC6 and BE1 or Submission Core Strategy Policy 16.

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.