Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0108/FULL

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

Mr D Grout
KG DESIGNS
129 Tarring Road
Worthing
West Sussex
BN11 4HE

PROPOSAL: Replacement of existing flat roof with a pitched roof. (16/16A Woodland Avenue)

LOCATION : 16 Woodland Avenue

DATE REGISTERED 14th February 2011

APPLICANT : Miss Calder and Mr Norgett

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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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[redacted]

Dated : 8th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans, except as where indicated otherwise by any other condition attached to this planning permission:-

   Drawing No 2403-01A

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

3. The external material and finishes of development hereby permitted shall match those of the existing bungalow including use of bonnet tiles on the hips.

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

4. The extension at No 16A the subject of this application shall not be used as an independent dwelling and shall only be used as an ancillary annexe by dependent members of the family of No. 16 and the connecting doors and corridor between the annex and the parent dwelling shall not be closed off or blocked up.

   Reason: The annexe is not suitable for independent occupation and to maintain internal access.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the east elevations of the development hereby approved without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties in accordance with Saved Worthing Local Plan policies H18 and RES7.

INFORMATIVES

1. Reason for approval

   The roof extension would not unacceptably harm the amenity of any neighbour and the design is sympathetic to the parent bungalow. The annexe is unsuitable for independent occupation but may be used as ancillary accommodation to the bungalow by a relative. As such it accords with the relevant policies of the Development Plan (Saved Worthing Local Plan Policies BE1, H18 and H16) and national policy in Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

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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.