WORTHING BOROUGH COUNCIL

Mr Simon Moore
Felce And Guy
Studio 5
English Close
Hove
BN3 7ET

NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/0914/24

Details of Development
NON-MATERIAL AMENDMENT TO APPROVED AWDM/1405/23 TO CHANGE THE PROPORTIONS OF THE WINDOWS TO THE SOUTH ELEVATION AND REVISED CASEMENT PRODUCT SPECIFICATIONS

Location of Development
HIGHGROVE HOUSE 32 - 34 WINCHESTER ROAD WORTHING WEST SUSSEX BN11 4DH

I refer you to your application of 16th July 2024 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying plans and subject to the following condition:

Condition 3 :
The windows shall be installed in accordance with the 'Timberlook Flush Sash Heritage Windows - Cross Section Drawing, Design Details and Specifications Version 5.1 (November 2022) to include the 'Transom Weather Bar' 'Deep Bottom Rail' and 'Concealed Trickle Ventilation options as specified.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

For the avoidance of doubt, these plans and details comprise:-

Timberlook Flush Sash Brochure deposited 29.07.2024
Timberlook Specifiers Guide v5.1 deposited 29.07.2024
Drawing number 2766-07 Rev F entitled 'Existing and Proposed South Elevations, and Section BB' deposited 29.07.2024
Drawing number 2766-22 Rev F entitled 'Proposed Window Schedule' deposited 21.08.2024
Drawing number 2766-24 Rev B entitled 'Window Details' deposited 21.08.2024

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Please note that the existing planning permission AWDM/1405/23 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can substitute the following drawings :-

Everglade One Collection brochure deposited 02.02.2024
Drawing number 2766-22 Revision D entitled 'Proposed Window Schedule' deposited 04.03.2024
Drawing number 2766-26 entitled 'Window Details Sheet 3' deposited 04.03.2024
Drawing number 2766-24 Rev A entitled 'Window Details' deposited 22.12.2024



Gary Peck
Planning Services Manager

03/09/2024

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.