Worthing Borough Council

Planning, Regeneration and Wellbeing

Michael Pearce And Associates Ltd
3 West Ridings
East Preston
West Sussex
BN16 2TD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0102/FULL

Details of Development
LOFT CONVERSION AND ALTERATIONS COMPRISING EXTENSION OF MAIN ROOF FROM HIPS TO BARN END GABLES; REAR BOX DORMER AND TWO PITCHED ROOF FRONT DORMERS FRONT, SIDE AND REAR ROOF LIGHTS; AND ALTERATIONS TO ROOFS OF EXISTING SINGLE STOREY PROJECTION AT REAR, SIDE AND SIDE BAY AND ALTERATIONS TO REAR ELEVATION.

Location of Development
44 HILLSIDE AVENUE WORTHING WEST SUSSEX BN14 9QT

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 8th February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
07/06/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The revised 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 Policies RES7, H16 and H18 and the South East Plan Policies CC1, CC6 and BE1.

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following plans except as where specified in any other condition attached to this permission:-

Drawings 1, 2, 4, 6, 8 and 11 received 8/2/11, 7a and 10a received 28/3/11, 3b and 5b received 27/5/11.

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

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture 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 and Policy 16 of the Worthing Submission Core Strategy.*

04. The rear dormer windows and rooflights shown on the approved plans shall be obscurely glazed and non-opening below a height of 1.7 metres from finished internal floor level.

Reason: *To avoid overlooking of neighbouring properties and in accordance with saved Local Plan Policy H18.*