Worthing Borough Council

Planning, Regeneration and Wellbeing

Mrs Claire Haigh
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East Sussex
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PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0256/FULL

Details of Development
REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF TWO STOREY AND SINGLE STOREY REAR EXTENSION.

Location of Development
12 FIRST AVENUE WORTHING WEST SUSSEX BN14 9NJ

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 30th March 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
20/06/2011

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SCHEDULE

Reasons for Granting Permission

01. 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 Worthing Core Strategy Policy 16, the 'saved' policies of the Worthing Local Plan (H16, H18) and the South East Plan (CC1, CC6, 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 approved plans:-

Drawing No. CH398/001 Titled Location & Block Plans dated and deposited 30-03-2011
Drawing No. CH398/010 Titled Proposed Elevations & Sections Option 2 dated and deposited 30-03-2011
Drawing No. CH398/012 Titled Proposed Elevations & Sections Option 2 dated and deposited 30-03-2011
Drawing No. CH398/006 Titled Proposed GF plans dated and deposited 30-03-2011
Drawing No. CH398/008 Titled Proposed 1F & RF Plans dated and deposited 30-03-2011

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 be completed to match in design, colour and texture those of the existing building unless otherwise specified on the plans hereby approved.

Reason: *In the interests of visual amenity and to comply with policy 16 of the Worthing Submission Core Strategy.*

04. 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 at first floor and above in the side elevations of the two-storey extension hereby permitted.

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

05. The roof lights in the southern roofslope of the two-storey rear extension hereby permitted shall at all times be glazed entirely with obscure glass.

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

06. The first floor window in the north side elevation of the development hereby permitted shall at all times be obscure-glazed and shall consist of at least two lights divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times.

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

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Environmental Health team:-

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.