Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0521/FULL

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

Mr B A Hughes
162 Ladysmith Road
Brighton
East Sussex
BN2 4EF

PROPOSAL: Roof enlargement to main building to provide 6 no. additional residents bedrooms and the insertion of new rooflights in the roof.

LOCATION : 54 Shelley Road Worthing

DATE REGISTERED 5th July 2010

APPLICANT : Mrs M Saunders (The Shelley (Worthing) Ltd)

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site and location plan, Drawing Nos. 514-01, 02, 03A, 04B, 05B, 06 and Clement Conservation roof light technical specifications 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.

Cont.....

[redacted]

Dated : 4th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The two new rooflights on the west elevation of the altered roof (shown as serving en suites) shall be obscure glazed and the cills of the three new windows in the gables in the west elevation and the cill of the new rooflight in the east elevation shall be no less than 1.6 ms above finished floor levels. The said rooflights and windows shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

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

3. The materials and finishes of the roof extensions and alterations hereby permitted shall match those on the existing building (slate) and the four new rooflights in the front elevation shall be "clement 3" conservation rooflight design.

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan Policy BE1.

4. The development hereby permitted shall be carried out in accordance with the approved plans except as where prescribed in the conditions attached to the permission.

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

INFORMATIVES

1. The proposal increases the accommodation at this established care home by a modest amount and helps meet a demand without sacrifice of family housing or curtilage space and is in a sustainable location. The works are confined to the roof and, following the revisions, will not be unduly prominent, nor harm the period quality of the building or townscape. The amenity of neighbour dwelling is not unacceptably harmed due to the design and siting of the new openings and the site is adequately served in terms of parking. As such this proposal accords with Saved Worthing Local Plan Polices BE1, H18 and TR9 and Planning Policy Statement 1: Delivering Sustainable Development, PPG 13: Transport and Planning Policy Statement 3 : Housing.

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.