Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0890/FULL

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

Mr M J O'Brien
61 Lychgate
Church Road
Tarring
Worthing
West Sussex BN13 1HB

PROPOSAL: Erection of three bedroom house to side of the property

LOCATION : 74 Upton Road Worthing

DATE REGISTERED 23rd October 2009

APPLICANT : Randall and Chisnall Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. UP/LP/2, UP/SP/2, UP/SLP/2, UP/BR/2, UP/PEP/2, UP/FPP/2 AND UP/EEP/2 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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Dated : 8th December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The materials and finishes of the external walls and roof of the attached new dwelling hereby permitted shall match those on the existing dwelling, No. 74. The development shall not commence until samples and details of the materials to be used, including the tile to be used to tile-hang the first floor front elevation of No. 74, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the approved plans and the agreed materials.

   Reason: In the interests of visual amenity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwelling shall not be extended or materially altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of residential and visual amenity.

4. The dwelling hereby permitted shall not be occupied until the parking space shown on the approved plans has been provided and constructed. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

5. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the dwelling hereby approved being occupied.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

6. The dwelling shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway in Lincett Avenue has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

7. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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11. 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 dwelling 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.

    Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
CC1 - Sustainable Development
CC2 - Climate Change
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H2 - Managing the Delivery of the Regional Housing Provision
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM5 - Conservation and Improvement of Biodiversity
NRM11 - Development Design for Energy Efficiency and Renewable Energy
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management
T4 - Parking

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.