Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0018/FULL

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

Mr T Shurey
30 Wembley Avenue
Lancing
West Sussex
BN15 9JZ

PROPOSAL: Proposed construction of a semi-detached chalet bungalow.

LOCATION : 62 Findon Road Worthing

DATE REGISTERED 2nd February 2011

APPLICANT : Mr K Malley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

   Un-numbered location plan, Drawing No 922/4/01A, Drawing No 922/3/02A and Drawing No 922/3/03.

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

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Dated : 29th March 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls and roof of the new dwelling hereby permitted and front window shall match those on the existing bungalow at No. 62 Findon Road. The development shall not commence until details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

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

4. The windows and rooflights on the north elevation of the new dwelling hereby permitted shall be obscure glazed and the rooflights restricted from opening more than 30 degrees by a suitable integral restrictor and they 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north or south elevations of the proposed dwelling without the prior permission of the Local Planning Authority in an application on that behalf.

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

6. The new dwelling shall not be occupied unless and until a boundary fence of 1.8 metres in height has been erected on the common boundary with the existing bungalow at No. 62 Findon Road and shall be retained thereafter.

   Reason: In the interests of privacy of the neighbour in accordance with saved Worthing Local Plan Policy H18.

7. The new dwelling shall not be occupied unless and until a suitable certificate from an accredited assessor has been received by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or the equivalent of any successor.

   Reason: To ensure the development optimises the potential for sustainable design.

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8. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained in accordance with PPS25: Flooding and Development.

9. The new access from the existing bungalow at No. 62 to Hurst Close shall be designed, laid out and constructed with visibility splays and sightlines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced. The approved access and sightlines and parking space for at least one car in the garden of No. 62 accessed from this new access point shall be provided in full prior to any occupation of the new dwelling hereby approved and retained thereafter .

   Reason: In the interests of highway safety and to ensure adequate off street parking in accordance with PPG13 : Transport and PPS3 : Housing.

INFORMATIVES

1. The principle of residential development is acceptable on this sustainably located site within the urban area without any undue harm to the green space on this site and makes efficient use of a significant garden, helps satisfy a need for family housing and enjoys an acceptable level of accessibility. The dwelling incorporates welcome green features, is modest in scale and is generally sensitively designed, sited and screened to avoid unacceptable visual or neighbour harm and provides an acceptable standard of accommodation for future occupiers. Vehicular access and parking arrangements are acceptable in this sustainable location with adequate parking available.

   The application is acceptable subject to suitable conditions to safeguard the environment, amenity and safety.

   The proposal accords with the relevant policies of the Development Plan.

   Saved Worthing Local Plan Polices

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

   Worthing Core Strategy Policies 7, 8 and 9

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PPS1: Delivering Sustainable Development
PPS3 Housing
PPG13: Transport

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.