Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1379/FULL

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

Gerald Moore RIBA
1 Exmoor Crescent
Worthing
West Sussex
BN13 2PL

PROPOSAL: Demolition of existing two storey extension and ancillary buildings at 54 and 54A Queen Street. Conversion of 54 and 54A into two dwellings, two storey side extension to provide one dwelling and construction of a pair of semi-detached houses to the rear of the property (total of 5 dwellings).

LOCATION : 54 Queen Street Worthing

DATE REGISTERED 6th November 2007

APPLICANT : Pursuit Properties Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 722/07/P/10A and 722/07/P/11, 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.

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[redacted]

Dated : 3rd January 2008

Assistant Director (Planning Services)

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

2. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

3. The dwellings hereby permitted shall not be occupied until provision for cycle storage has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the storage of cycles.

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

4. The dwellings shall not be occupied until the existing access to the site has been stopped up permanently and vehicular access prevented by the introduction of bollards, and the adjacent footway reinstated to full height, in accordance with a specification to be obtained from the Highway Authority and in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

5. The development hereby permitted shall not commence unless and until a scheme for the disposal of surface water has 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, the criteria for proof being a satisfactory soakage test in accordance with BRE Digest 365 (1991).

   Reason: To ensure that the proposed development is satisfactorily drained.

6. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

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7. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

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

   Reason: In the interests of amenity.

9. 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.

10. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development.

11. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed buildings 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.

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12. Prior to the commencement of the development hereby permitted, precise details of the design and external materials and finishes of the decorative quoins and bargeboards, doors, blind windows and chimneys shall be agreed in writing with the Local Planning Authority and such details as may be agreed shall be fully completed prior to the dwellings being occupied.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

13. Prior to the commencement of development details of the windows (in all the dwellings hereby permitted) including their material, method of opening, style and thickness of frame and the arrangement of glazing bars, set-back of the frame from the external wall face, cills and forms of masonry arches and window heads, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

14. 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 walls or roofs of the proposed dwellings 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.

15. The windows in the ground floor south elevation of dwelling No. 5 shown on the approved plan shall be obscure glazed and 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 fronting Queen Street.

16. Before any of the dwellings hereby permitted are occupied, dustbin enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: To safeguard the appearance of the development and the amenities of the area.

17. This permission relates to the amended plan submitted on 15th December 2007 and not to the plans originally submitted.

    Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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18. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

    Reason: To maximise the opportunities for sustainable design in accordance with West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

19. The development hereby permitted shall not commence unless and until a scheme for protecting the 'backland' dwellings (shown as 4 and 5 on the approved plan) from noise from the adjacent electricity sub-station has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the construction of a 225mm thick brick wall adjacent to the sub-station along the north site boundary. All works which form part of the scheme as may be agreed shall be completed before dwelling 4 or 5 is occupied.

    Reason: To safeguard the amenities of the occupiers of the dwellings.

INFORMATIVES

1. Having regard to the provisions of Structure Plan Policy NE5, the site is considered unsuitable for continued employment use and the proposed development would help meet the demand for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

2. 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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA2 - Nature Conservation
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE5 - Employment provision

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.