WB/10/0732/FULL

Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0732/FULL

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

Mr D Grout
KG Designs
129 Tarring Road
Worthing
West Sussex
BN11 4HE

PROPOSAL: Proposed detached three bed roomed house and two four bed roomed semi detached houses to replace the existing property

LOCATION : 27 Ladydell Road Worthing

DATE REGISTERED 20th August 2010

APPLICANT : Mr R West

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2297-01/B, 2297-02/J and 2297-03/H 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 : 15th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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:-

   Drawing Nos. 2297-01/B, 2297-02/J and 2297-03/H.

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

3. 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.

   Reason: In the interests of environmental protection and public safety.

4. The development hereby approved shall not be occupied unless and until a certificate from a suitably accredited assessor has been submitted to the Local Planning Authority demonstrating the dwellings, as built, achieve Level 3 or above of the Government's Sustainable Homes Code or equivalent in any successive regime.

   Reason: To ensure the dwellings are sustainably designed.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the Flood Risk Assessment:

   Finished floor levels to be set no lower than 300mm above existing ground level.

   Reason: To reduce the risk of flooding to the proposed development and future occupants.

6. 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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7. 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.

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.

9. No dwelling shall be occupied until parking spaces, details of which shall be submitted to and agreed in writing with the Local Planning Authority, have been provided and constructed. The parking facilities as may be agreed with the Local Planning Authority shall be thereafter retained for the purposes of parking vehicles.

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

10. No development shall take place unless and until pedestrian visibility splays and vehicular crossings have been completed, details of which shall be submitted to and approved in writing by the Local Planning Authority, and thereafter retained and pedestrian visibility splays kept free from obstructions over a height of 0.6m above the adjoining carriageway level.

    Reason: In the interests of highway safety.

11. 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.

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12. 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 dwellings hereby approved being occupied.

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

13. 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.

14. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

15. 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.

16. 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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17. 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.

18. The flint wall, other than the new entrances hereby approved, shall be protected during development and retained thereafter.

    Reason: In the interest of the appearance of the streetscene.

19. The window in the first floor side elevations of the buildings hereby approved shall be obscure glazed and non-opening except that part which is above 1.7 metres above the floor of the room in which it is installed 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 prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.

20. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 Classes A, B, C, D or E as amended (or any Order revoking and re-enacting that Order with or without modification), no extensions, alterations or outbuildings shall be carried out without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: To prevent the overdevelopment of the site and to safeguard the living conditions of adjoining properties and visual appearance of the buildings.

21. Before development commences, precise details of architectural detailing to reflect adjoining properties and details of the dormer windows shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details as approved shall be constructed prior to occupation and thereafter retained.

    Reason: In the interests of visual amenity.

INFORMATIVES

1. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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2. The proposed development is within the built-up area and would help meet the need 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. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H18, TR9, RES7, RES12), Submission Core Strategy Policies (7, 8, 9), Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement, Planning Policy Statement 3: Housing, and Planning Policy Guidance 13: 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.