Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1205/FULL

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

R A Humphreys MRTPI
Firbank
Eyhurst Close
Kingswood
Surrey
KT20 6NR

PROPOSAL: Construction of a two storey extension to rear of property to form 1-bed dwelling unit - 45-47 Brighton Road. (Resubmission of WB/07/0400/FULL).

LOCATION : 45 Brighton Road Worthing

DATE REGISTERED 22nd October 2007

APPLICANT : Mr P Antill

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. PA/BR/1.01; 1.02; 1.03; 1.04; 1.05 and 1.06, 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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Dated : 4th December 2007

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 proposed front/side boundary wall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such wall as may be agreed has been erected and shall not be subsequently altered or removed without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of amenity.

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

   Reason: In the interests of visual amenity.

4. 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.

5. 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 for the proposed front garden area. 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.

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 building 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. Prior to the commencement of the development hereby permitted, precise details of the: decorative cornice; parapet; windows (to include the style and material of the frames, the method of opening, the arrangement of glazing bars, the set back of the frame from the external wall face, and the cills); and design and materials of the 'blind' window and the entrance door, shall be agreed in writing with the Local Planning Authority and such details as may be agreed shall be fully completed prior to the dwelling 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.

8. The ground-floor window in the north elevation of the building hereby permitted shall consist of a 'blind' window; the first floor window in the west elevation shall be obscure glazed and non-opening; and the first-floor window in the north elevation shall have a minimum cill height above floor level of 1.7 metres. Thereafter the windows as built 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.

9. 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 roof 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.

10. Before the dwelling hereby permitted is occupied, a dustbin enclosure 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.

11. Secure cycle storage shall be provided within the curtilage of the site, precise details of which, 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.

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12. 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.

13. No construction work shall be carried out on the site unless and until there is available, 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.

14. The dwelling shall not be occupied until the existing access to the site has been stopped up permanently and the kerb re-instated to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

15. The dwelling hereby permitted shall not be occupied until provision has been made through an amendment to the Traffic Regulation Order to extend the Controlled Parking Zone in Wyke Avenue in front of the site.

Reason: In the interests of highway safety.

16. 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.

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WB/07/1205/FULL

INFORMATIVES

1. The site comprises brownfield land within the built-up area and the proposed development would help meet the need for additional housing without harm to the character or appearance of the Conservation Area, and without detracting from views into, or out of, the adjoining Conservation Area. Due and careful consideration has been given to the representation received from the third party, however, it is considered the proposed development 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:

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

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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.