MP.

Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1071/FULL

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

Mr David Bennett
David Bennett Architect
10 The Old Cottage Vicarage Lane
Felpham
Bognor Regis
West Sussex
PO22 7EA

PROPOSAL: Construction of a two bedroom detached bungalow.

LOCATION : 75 Castle Road Worthing

DATE REGISTERED 8th December 2010

APPLICANT : Mr & Mrs M Service

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 91 of the Town and Country Planning Act 1990.

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[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

Dated : 3rd March 2011

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 Titled SITE LOCATION PLAN REFERENCE 10901 1/1250 dated and deposited 8th December 2010.
Drawing No. 10901/01B Titled BLOCK PLAN AND SITE LOCATION PLAN dated and deposited 8th December 2010
Drawing No. 10901/03C Titled STREET ELEVATION dated and deposited 8th December 2010
Drawing No. 10901/05/A Titled SKETCH SCHEME 2 PLANS AND ELEVATIONS dated and deposited 8th December 2010

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

3. The dwellinghouse building hereby approved shall be not occupied unless and until details, including a management and maintenance plan, of the sustainable drainage system (SUDS) for the site has been submitted to and agreed in writing by the local planning authority. The SUDs shall be completed out on site and fully operational in accordance with those submitted details. The SUDs shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To avoid the risk of localised flooding and in the interests of sustainable development having regard to 'Development and Flood Risk' PPS25 and 'Planning and Climate Change: Supplement to PPS1' and policy 15 of the Worthing Submission Core Strategy.

4. The dwellinghouse building hereby approved shall not be occupied unless and until a final Code Certificate from an accredited assessor has been submitted to the Local Planning Authority to certify that the development hereby permitted has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code.

Reason: To ensure that the development is sustainable having regard to 'Planning and Climate Change' Supplement to PPS1 and Policy 17 of the Worthing Submission Core Strategy.

5. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roofs of the dwellinghouse building hereby approved has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule. The development shall not be built other than in full accordance with any such approved details and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Submission Core Strategy.

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6. Notwithstanding the submitted plans, no development shall commence unless and until revised elevations at a scale of 1:100 and floor plans at a scale of 1:50 have been submitted to and approved in writing by the Local Planning Authority showing amended architectural detailing of the dwellinghouse building, the details of which shall be agreed with the Local Planning Authority. The development shall not be built other than in full accordance with any such approved details and shall be retained as such thereafter.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Submission Core Strategy.

7. No construction work shall be carried out on the site unless and until there is made 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. Vehicles associated with the building operations shall only park on site in these agreed facilities, which shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and in the interests of visual amenity in accordance with saved Worthing Local Plan Policies H18 and RES7.

8. No development shall be carried out on the site unless and until provision is made 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 buildings, plant and stacks shall only be placed on site in these agreed facilities, which shall be retained for this purpose throughout the entire period of construction work on the site.

   Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and in the interests of visual amenity in accordance with saved Worthing Local Plan Policies H18 and RES7.

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9. 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 soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in 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, and 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

   The hard surfaces shown on the approved landscaping scheme shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surfaces to a permeable or porous area or surface within the curtilage of the site.

   Reason: In the interests of visual amenity and the environment and to reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1, saved Policy BE1 of the Worthing Local Plan and Policies 15 and 16 of the Worthing Submission Core Strategy.

10. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be implemented between the hours of 8am and 6pm.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.

11. The dwellinghouse building hereby approved shall not be occupied unless and until secure, covered cycle storage has been provided within the curtilage of the site and available to future occupier's use in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. Such approved cycle facilities shall thereafter be retained permanently solely for such purposes.

    Reason: To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13/PPS3 and having regard to Policy 19 of the Worthing Submission Core Strategy

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12. The dwellinghouse building hereby approved shall not be occupied unless and until secure, covered bin storage has been provided within the curtilage of the site in accordance and available to future occupier's use, with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. Such approved bin store facilities shall thereafter be retained permanently solely for such purposes.

Reason: In the interests of visual amenity and hygiene in compliance with PPS3 and having regard to Policy BE1 of the Worthing Local Plan.

13. The dwellinghouse hereby approved shall not be occupied unless and until the means of vehicular access and the car parking spaces have been constructed, surfaced, and laid out on the site with respective allocations demarked out and made available for dwellinghouse occupier's use in accordance with the approved drawings. The car parking facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure adequate car parking is made and retained in the interests of meeting travel needs, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with saved Worthing Local Plan Policies TR9, H18 and BE1.

14. The dwellinghouse building hereby approved shall not be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwellinghouse building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: In the interests of visual amenity having regard to saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Submission Core Strategy.

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

Reason: In the interests of visual amenity and to safeguard the residential amenities of neighbours and future occupiers in accordance with saved Worthing Local Plan Policies H18 and BE1 and Policy 16 of the Worthing Submission Core Strategy.

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16. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or as subsequently amended), no outbuildings shall be erected within the curtilage space of the dwellinghouse building hereby permitted unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual amenity and to safeguard the residential amenities of neighbours and future occupiers in accordance with saved Worthing Local Plan Policies H18 and BE1 and Policy 16 of the Worthing Submission Core Strategy.

INFORMATIVES

1. 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.

2. Reason for Approval

   It has been successfully demonstrated the proposal meet the tests set out in Planning Policy Statement 3: Housing. This development would bring forward a starter family home where there is a recognised shortfall of this housing type in the town. The scheme is of satisfactory design, providing a complementary approach to the surrounding area to harmonise with the established character and appearance of the street. The impact on neighbours surrounding the site and the amenities of the local area more generally is likely to be modest, especially given the small increase in traffic generation. On this basis, the planning application was considered acceptable and granted conditional consent.

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.