Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0782/FULL

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

Mr Steve Howe
M L Surveyors
32A The Broadway
Haywards Heath
West Sussex
RH16 3AL

PROPOSAL: Application for a new planning permission to replace extant planning permission (WB/08/0088/FULL) to extend the time limit for implementation for proposed two storey extension linked to main northern elevation of building, additional car parking, cycle shelter, new pedestrian access to Parklands Avenue and landscaping.

LOCATION : Courtlands Parklands Avenue Worthing

DATE REGISTERED 3rd September 2010

APPLICANT : Bond International Software PLC

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 five years from the date of this permission.

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

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

Dated : 23rd November 2010

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:- location plan, block plan, 03-12-06-12, 03-12-06-13A, 03-12-06-14, 03-12-06-15A, 03-12-06-16A, 03-12-06-17A.

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

3. No development shall take place until details of the screen walls and fences as necessary, alongside the northern site boundary, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity and to comply with saved Local Plan policy H18.

4. The building shall not be occupied unless and until the alterations to the access, including the provision of speed control measures, have been carried out and constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority following consultation with the Highway Authority.

   Reason: In the interests of highway safety and to comply with saved Local Plan Policy TR9.

5. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted in accordance with saved Local Plan Policy TR9, and in the interests of visual amenity.

6. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking facilities have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity and sustainability to minimise the risk of flooding having regard to saved Local Plan Policy BE1 and South East Plan Policies CC1, BE6 and NRM4.

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7. Secure, covered cycle parking facilities for a minimum of 14 no. cycles shall be provided within the curtilage of the site as shown on Drawing No. 03-12-06-17A, precise details of which, including their siting and design, 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 building hereby approved being occupied.

   Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with national planning policy contained within PPG:13.

8. 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.

9. The building hereby permitted shall not be occupied unless and until a finalised 'Travel Plan' is in place in accordance with details to be submitted to and approved in writing by the Local Planning Authority, following consultation with the Highway Authority.

   Reason: To minimise the generation and impact of motorised vehicular traffic, particularly private motor car traffic in the interests of reducing congestion, protecting the environment and reducing the adverse impact of traffic on the local community and local economy by encouraging sustainable travel modes and patterns such as public transport, walking, cycling, car sharing and pooling transport in accordance with national planning policy contained within PPG:13.

10. 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.

11. 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.

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12. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

Reason: In the interests of amenity and to comply with saved Local Plan Policies RES7 and BE1.

13. 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 those to be retained; plus details of additional tree planting to supplement G1 of Tree Preservation Order No. 20 of 1994; new tree/shrub planting adjacent to the north-west side boundary and details of the Beech Hedging shown on the approved plan as sub-dividing and enclosing the enlarged parking 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 and in accordance with saved Local Plan Policy BE1, and South East Plan Policies CC6, BE1 and BE6.

14. The existing trees, bushes and hedges shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences, for the duration of the development. They shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

15. No trenches or pipe runs for services or drains shall be cut or laid within 5 metres of the bole of any existing tree which is to be retained on this or adjoining sites.

Reason: To protect tree roots from damage which would be likely to lead to the loss of the tree.

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16. 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 and to comply with saved Local Plan Policy BE1, and South East Plan Policy BE6.

17. Drawings at a scale of not less than 1:20 showing precise details, materials and colours of the windows and doors and details of the proposed decorative finishes including the parapet, cornice, string courses, and supporting columns and the junctions of the link with the Listed Building and new extension shall be submitted to the Local Planning Authority and shall be agreed in writing before works commence. Thereafter, the windows and doors and decorative finishes shall be carried out in accordance with the agreed details.

    Reason: In the interests of amenity and to ensure a satisfactory external finish in accordance with saved Local Plan Policy BE1 and South East Plan Policy BE6.

18. The first floor windows and the full height arch window in the rear (west) elevation, and the first floor windows in the north side elevation of the extension hereby permitted shall be obscure glazed and non-opening 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 Local Plan Policy H18.

19. The development hereby permitted shall not commence unless and until details of surface water discharge from the building and enlarged parking area and means of disposal comprising a sustainable urban drainage system (SUDS) designed in accordance with BRE Digest 365 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, tested 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 and to minimise the risk of surface water flooding in accordance with South East Plan policy NRM4.

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20. 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 South East Plan Policy CC4 and Government guidance in PPS:1 Delivering Sustainable Development: Climate Change Supplement, PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

21. 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 and to comply with government planning policy contained within PPS:23.

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INFORMATIVES

1. It is accepted that the siting of the proposed 2-storey extension on the north side of Courtlands is not ideal both in terms of its relationship to the front (north) of this historic building and the loss of mature landscaping along the northern boundary. Nevertheless, its siting would have the least harm in terms of the wider setting of this Grade II Listed Building and its special character which is not least derived from the quality of the surrounding open spaces and gardens, identified as an Environmental Area of Special Character. The historic character and interest of the north elevation would be preserved through retaining a degree of detachment other than by a modest single-storey link. The proposed extension itself has been designed to have regard to the fundamental architectural principles of scale, height and massing, complementing the style and materials of the historic building without directly copying its detailed design. The applicant has sought to carefully integrate the necessary additional parking within the site frontage as sensitively as possible, and together with improvements to encourage cycling and walking through the implementation of a Travel Plan, it is considered would provide an appropriate balance between meeting the needs of the development in the context of current Government Guidance which seeks to promote sustainable transport choices and reduce reliance on the private car, whilst addressing long standing issues associated with displaced parking on nearby residential roads. Subject to the conditions of planning permission it is considered the proposed extension can take place without harm to the historic character or setting of the Listed Building, or detriment to the amenities of neighbouring residential occupiers and, importantly, would support the growth and retention of a high profile local employer, securing additional high quality jobs and supporting the key economic objective of diversifying and modernising the local economy. The proposed development does not therefore conflict with saved Local Plan policies BE1, BE25, H18, TR9, South East Plan policies SP3, CC1, CC2, CC6, RE3, RE6, T4, NRM4, BE1, BE6 and SCT3, and Submission Core Strategy policies 3, 4, 13 and 16.

2. Prior to the submission of details to discharge the requirements of condition 3 of this permission, the applicant is advised to contact the owners of 7 Warnham Road and 39 Parklands Avenue with a view to discussing mutually agreeable proposals for the new boundary treatment.

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.